



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3914222

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-1133	Alternate Key: 3914222	Parcel ID: 12-22-24-0021-000-11200
<b>Petitioner Name</b> RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 203 HYDRA WAY GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR JV-HD TL BORROWER A LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 334,199	\$ 334,199
<b>2. Assessed or classified use value, *if applicable</b>	\$ 334,199	\$ 334,199
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 334,199	\$ 334,199

\*All values entered should be county taxable values, School and other taxing authority values may differ.

**Last Sale Date** 2/22/2023 **Price:** \$100  Arm's Length  Distressed **Book** 6106 **Page** 1184

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	<b>3914222</b>	<b>3914206</b>	<b>3914228</b>	<b>3914230</b>
<b>Address</b>	203 HYDRA WAY GROVELAND	184 PETOSKY RD GROVELAND	214 HYDRA WAY GROVELAND	206 HYDRA WAY GROVELAND
<b>Proximity</b>		180 FEET	575 FEET	450 FEET
<b>Sales Price</b>		\$412,500	\$359,000	\$399,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	0.80%	3.20%
<b>Adjusted Sale</b>		\$355,575	\$308,022	\$351,918
<b>\$/SF FLA</b>	\$175.43 per SF	\$187.14 per SF	\$183.02 per SF	\$184.73 per SF
<b>Sale Date</b>		9/7/2023	10/17/2023	4/25/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,905	1,900	375	1,683	16650	1,905	0
<b>Year Built</b>	2020	2019		2019		2019	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE	-10000	GARAGE		GARAGE	
<b>Porches</b>	OPF/SPF	OPF/OPF	2000	OPF/OPF	2000	OPF/OPF	2000
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		PAT	-3000
<b>Site Size</b>	.14 AC	.20 AC		.14 AC		.16 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 2.1%	-7625	Net Adj. 6.1%	18650	-Net Adj. 0.3%	-1000
		Gross Adj. 3.5%	12375	Gross Adj. 6.1%	18650	Gross Adj. 1.4%	5000
<b>Adj. Sales Price</b>	Market Value <b>\$334,199</b>	Adj Market Value	<b>\$347,950</b>	Adj Market Value	<b>\$326,672</b>	Adj Market Value	<b>\$350,918</b>
	Value per SF 175.43						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

Petitioners comps 1 & 4 are 2024 sales, comps 3 & 6 were some of lowest sales, 2 & 5 look good value of subject looks to be in range of median market sales.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

**DEPUTY: R. Bryan Boone**

**DATE 11/19/2024**

**2024-1133 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3914206	184 PETOSKY RD GROVELAND	280 FEET
2	2	3914228	214 HYDRA WAY GROVELAND	190 FEET
3	SUBJECT	3914222	203 HYDRA WAY GROVELAND	
4	3	3914230	206 HYDRA WAY GROVELAND	110 FEET
5				
6				
7				
8				

Alternate Key 3914222  
 Parcel ID 12-22-24-0021-000-11200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1133 Subject  
 PRC Run: 11/19/2024 By  
 Card # 1 of 1

Current Owner		
SFR JV-HD TL BORROWER A LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

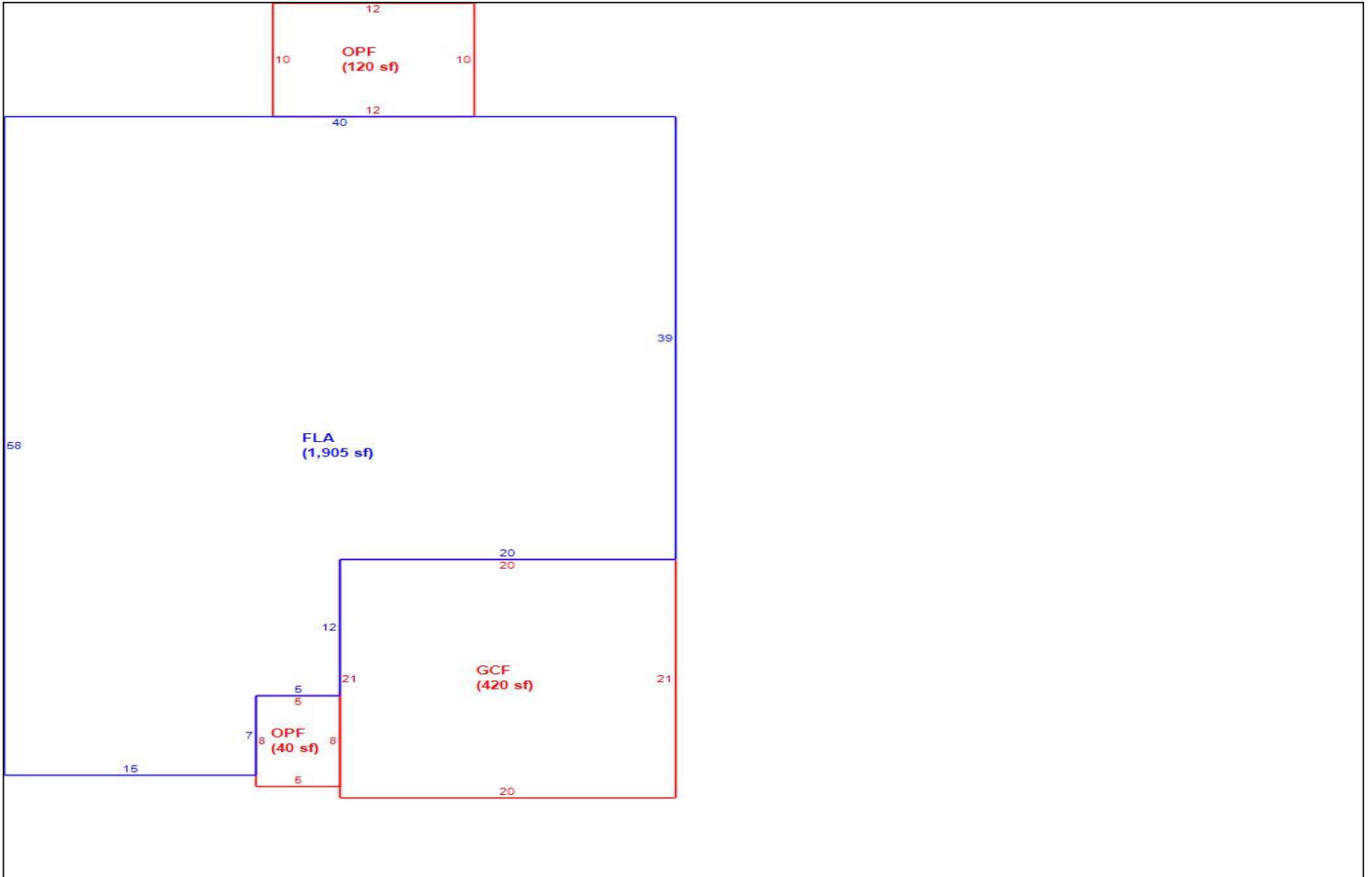
**subject**

Property Location			
Site Address	203 HYDRA WAY		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	10-15-202

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 112 ORB 6106 PG 1184

Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 264,199
Deprec Bldg Value 264,199		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,905	1,905	1905	Effective Area	1905	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	115.87	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	160	0	Building RCN	264,199	Condition	VG	Heat Type	6
				% Good		100.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Building RCNLD	264,199	Roof Cover	3
TOTALS		1,905	2,485	1,905					Type AC	03

Alternate Key 3914222  
 Parcel ID 12-22-24-0021-000-11200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1133 Subject  
 PRC Run: 11/19/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	1905-0008	01-01-2020	10-15-2020	268,309	0001	SFR FOR 2021 SEE NOTES	10-15-2020		
2020	1905-0008	08-02-2019	01-21-2020	268,309	0001	SFR 203 HYDRA WAY	01-17-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023028224	6106 1184	02-22-2023	WD	U	11	I	100					
2021173438	5858 0751	12-07-2021	WD	Q	01	I	349,000					
2020031206	5437 2359	03-03-2020	WD	Q	03	I	243,000					
2019046591	5270 0819	04-23-2019	WD	U	M	V	549,900					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	264,199	0	334,199	0	334199	0.00	334199	334199	325,691	

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

Alternate Key 3914206  
Parcel ID 12-22-24-0021-000-09600

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-1133 Comp 1  
PRC Run: 11/19/2024 By  
Card # 1 of 1

Current Owner		
SAVOIE PAULINE M ET AL		
184 PETOSKY RD		
GROVELAND	FL	34736

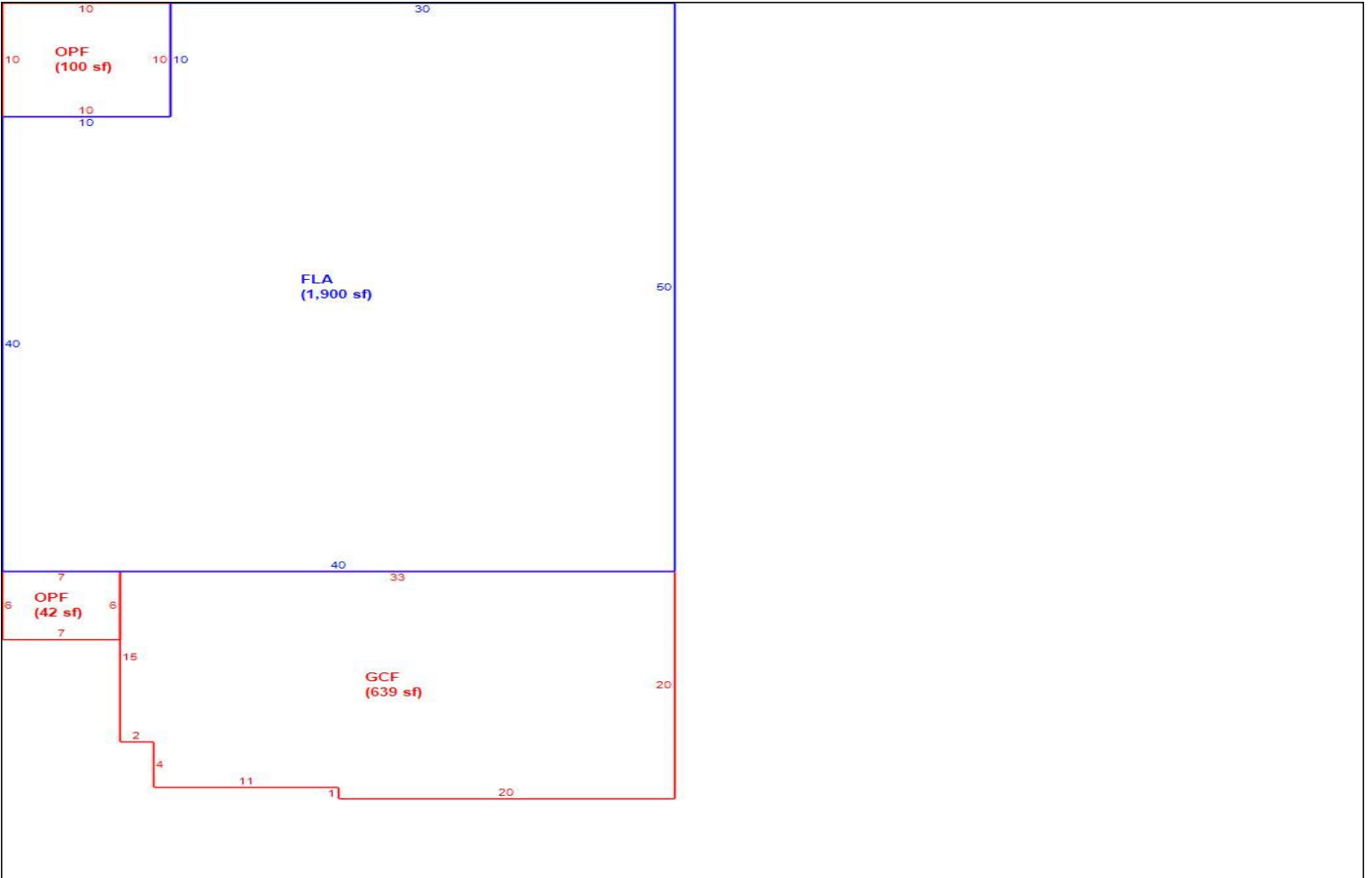
**comp 1**

Property Location			
Site Address 184 PETOSKY RD			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-04-201

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 96 ORB 6211 PG 22

Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 269,514	Deprec Bldg Value 261,429	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,900	1,900	1900	Effective Area	1900	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	639	0	Base Rate	115.88	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	269,514	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,900	2,681	1,900	Building RCNLD	261,429				



Alternate Key 3914206  
 Parcel ID 12-22-24-0021-000-09600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1133 Comp 1  
 PRC Run: 11/19/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	1902-0149	03-19-2019	10-04-2019	258,725	0001	SFR 184 PETOSKY RD	10-07-2019		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023113162	6211	0022	09-07-2023	WD	Q	01	I	412,500	039	HOMESTEAD	2024	25000
2019097796	5333	1810	08-23-2019	WD	Q	Q	I	269,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019009318	5227	1447	01-23-2019	WD	U	M	V	406,700				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	261,429	0	331,429	0	331429	50,000.00	281429	306429	323,198	

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Alternate Key 3914228  
Parcel ID 12-22-24-0021-000-11800

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-1133 Comp 2  
PRC Run: 11/19/2024 By  
Card # 1 of 1

Current Owner		
ROTTON COURTNEY AND KYLE WRIGHT		
214 HYDRA WAY		
GROVELAND	FL	34736

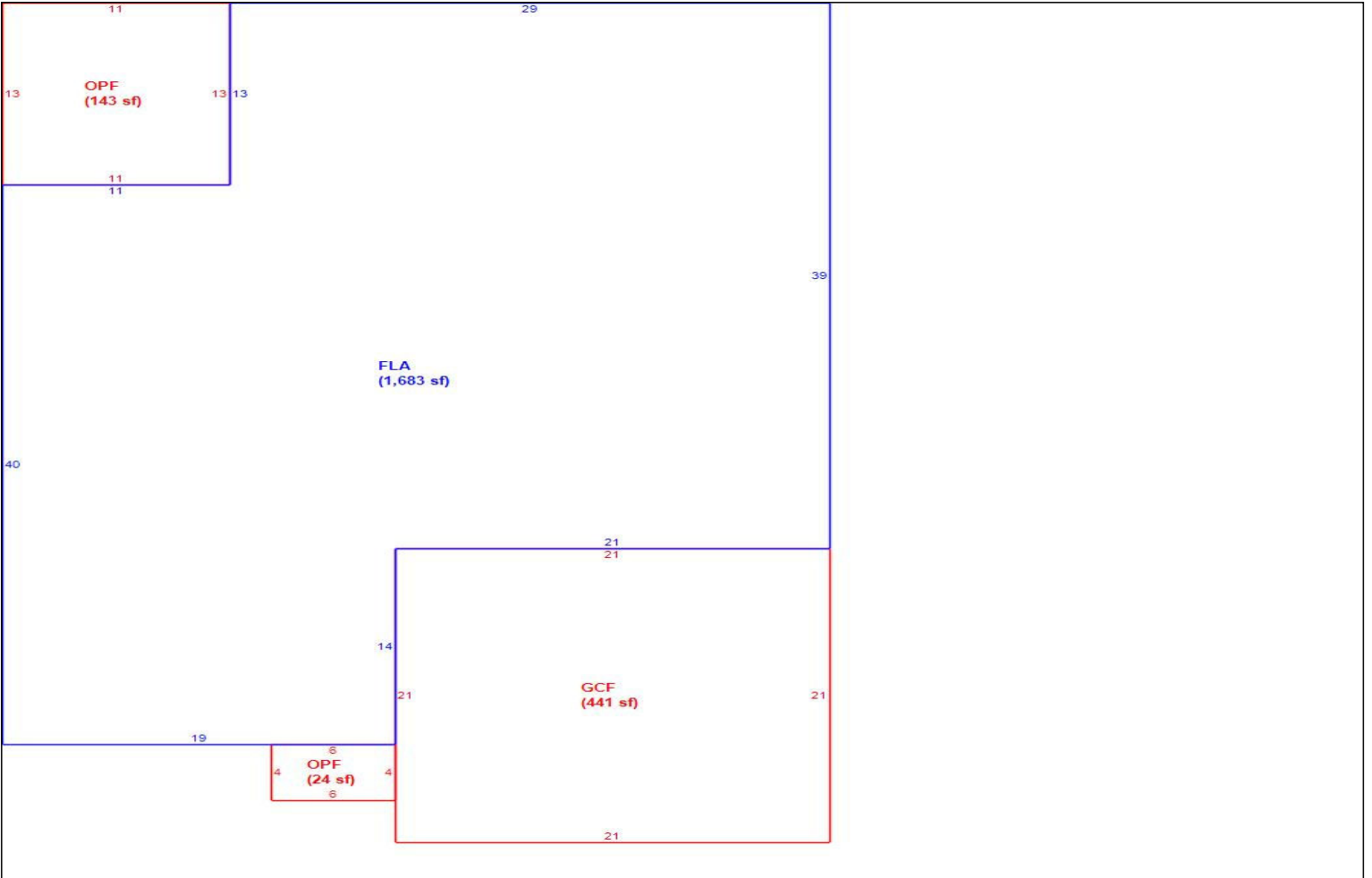
**comp 2**

Property Location		
Site Address 214 HYDRA WAY		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 4537
Property Use		Last Inspection
00100	SINGLE FAMILY	DLS 10-03-201

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 118 ORB 6229 PG 1409

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 239,728	Deprec Bldg Value 232,536	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,683	1,683	1683	2019	1683	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0		116.51	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	167	0		239,728	Wall Type	03	Heat Type	6
						EX	Foundation	3	Fireplaces	0
						97.00	Roof Cover	3	Type AC	03
						0				
						Functional Obsol				
						0				
						Building RCNLD				
						232,536				
TOTALS		1,683	2,291	1,683						

Alternate Key 3914228  
 Parcel ID 12-22-24-0021-000-11800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1133 Comp 2  
 PRC Run: 11/19/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	1904-0017	04-10-2019	10-03-2019	227,019	0001	SFR 214 HYDRA WAY	10-07-2019		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023129015	6229	1409	10-17-2023	WD	Q	01	I	359,000	039	HOMESTEAD	2024	25000
2019130183	5375	0414	11-08-2019	WD	Q	Q	I	258,300	059	ADDITIONAL HOMESTEAD	2024	25000
2019033413	5254	1765	03-19-2019	WD	U	M	V	319,200				
Total											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	232,536	0	302,536	0	302536	50,000.00	252536	277536	295,222	

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Alternate Key 3914230  
Parcel ID 12-22-24-0021-000-12000

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-1133 Comp 3  
PRC Run: 11/19/2024 By  
Card # 1 of 1

Current Owner		
WEST JERRY L & JOANN		
206 HYDRA WAY		
GROVELAND	FL	34736

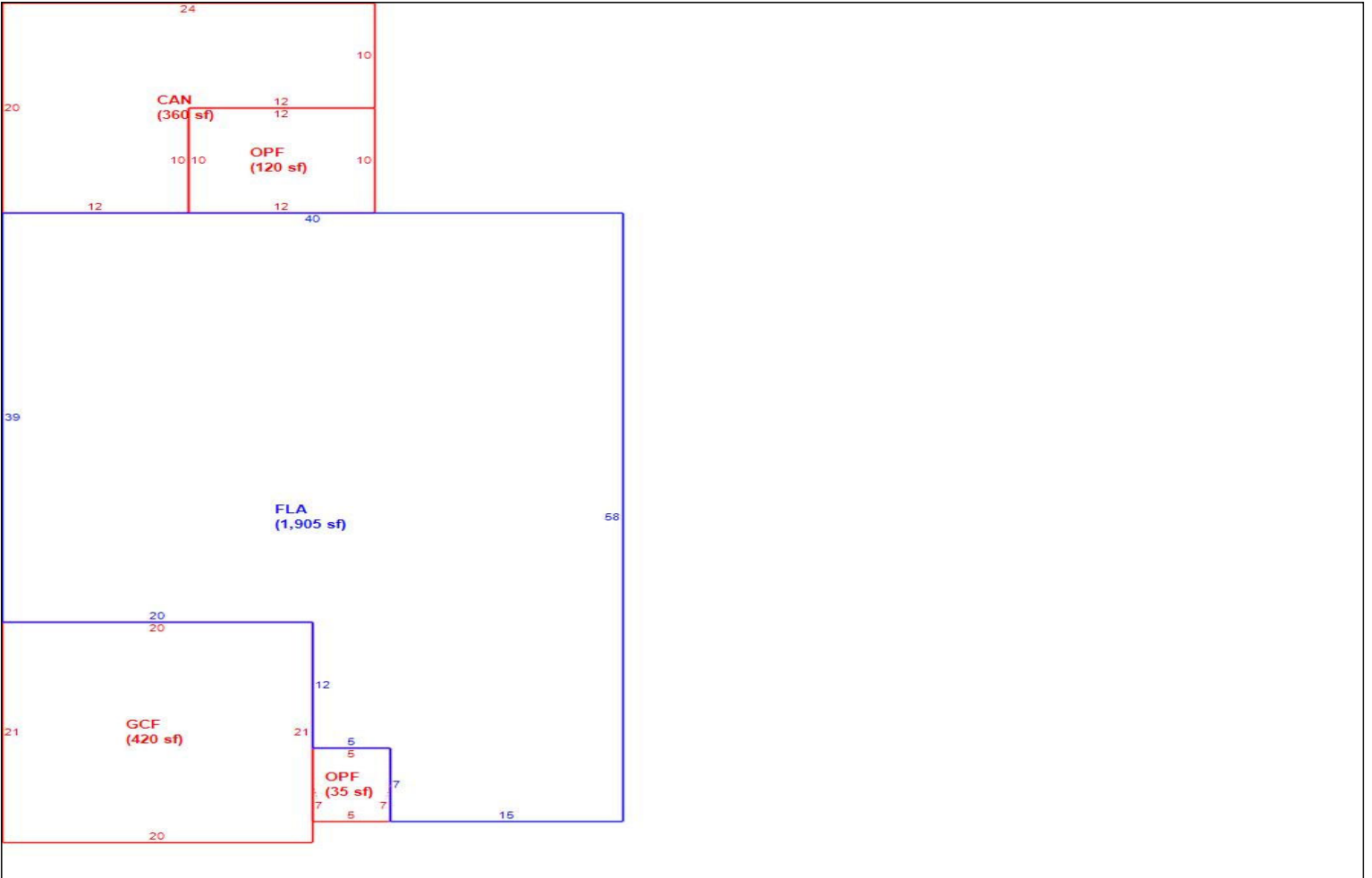
**comp 3**

Property Location			
Site Address	206 HYDRA WAY		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-17-202

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 120 ORB 6131 PG 1154

Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 265,214 Deprec Bldg Value 257,258 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,905	1,905	1905	2019	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	115.87	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	155	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	360	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,905	2,840	1,905	0	Roof Cover	3	Type AC	03

Alternate Key 3914230  
 Parcel ID 12-22-24-0021-000-12000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1133 Comp 3  
 PRC Run: 11/19/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024 2020	DENY51 IMPS	01-01-2023 01-01-2019	01-17-2020		1 1	0030 0001	P1 SFR FOR 2020	01-17-2020	

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023048412	6131	1154	04-25-2023	WD	Q	01	I	399,000	039	HOMESTEAD	2024	25000
2019122301	5365	0719	10-23-2019	WD	Q	Q	I	273,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019046591	5270	0819	04-23-2019	WD	U	M	V	549,900				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	257,258	0	327,258	0	327258	50,000.00	277258	302258	319,005	

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