



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3854788

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 reasons 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> 2024-1145	Alternate Key: 3854788	Parcel ID: 27-19-26-0080-000-01700
<b>Petitioner Name</b> ROBERT PEYTON, 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> 2209 BEXLEY DR TAVARES	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR JV-1 2021-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 298,504	\$ 298,504
<b>2. Assessed or classified use value, *if applicable</b>	\$ 276,290	\$ 276,290
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 276,290	\$ 276,290

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

**Last Sale Date** 10/23/2020      **Price:** \$235,100       Arm's Length     Distressed    Book 5570 Page 2361

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3854788	3854966	3836227	3836183
<b>Address</b>	2209 BEXLEY DR TAVARES	2278 BEXLEY DR TAVARES	2462 FARRINGDON DR TAVARES	2437 MERRY RD TAVARES
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$325,000	\$320,000	\$327,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	0.00%	2.40%
<b>Adjusted Sale</b>		\$277,550	\$272,000	\$285,798
<b>\$/SF FLA</b>	\$165.84 per SF	\$171.22 per SF	\$153.50 per SF	\$150.26 per SF
<b>Sale Date</b>		11/10/2023	12/7/2023	6/12/2023
<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>	1,800	1,621	8950	1,772	1400	1,902	-5100
<b>Year Built</b>	2015	2018		2006		2006	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	Y	SMALL	3500	PATIO	5000	PATIO	5000
<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>	N	N		N		N	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	SUB	SAME SUB		SAME SUB		SAME SUB	
<b>View</b>	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		Net Adj. 4.5%	12450	Net Adj. 2.4%	6400	Net Adj. 0.0%	-100
		Gross Adj. 4.5%	12450	Gross Adj. 2.4%	6400	Gross Adj. 3.5%	10100
<b>Adj. Sales Price</b>	Market Value <b>\$298,504</b>	Adj Market Value	<b>\$290,000</b>	Adj Market Value	<b>\$278,400</b>	Adj Market Value	<b>\$285,698</b>
	Value per SF 165.84						

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.

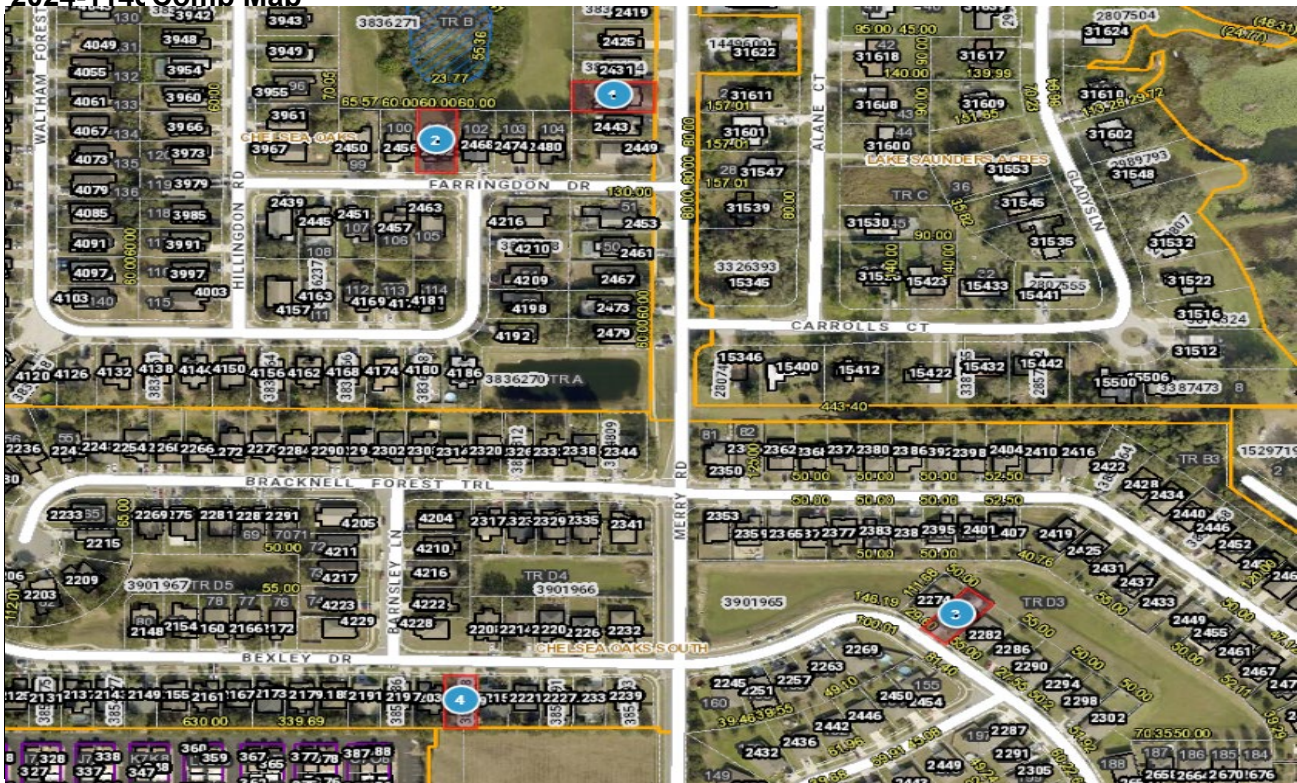
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: SCOTT DAWSON**

**DATE 12/13/2024**

2024-1145 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3836183	2427 MERRY RD TAVARES	SAME SUB
2	COMP 2	3836227	2462 FARRINGDON DR TAVARES	SAME SUB
3	COMP 1	3854966	2278 BEXLEY DR TAVARES	SAME SUB
4	SUBJECT	3854788	2209 BEXLEY DR TAVARES	-
5				
6				
7				
8				

Alternate Key 3854788  
Parcel ID 27-19-26-0080-000-01700

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1145 Subject  
PRC Run: 12/2/2024 By SADAWSO  
Card # 1 of 1

Current Owner		
SFR JV-1 2021-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR		
SANTA ANA	CA	92705

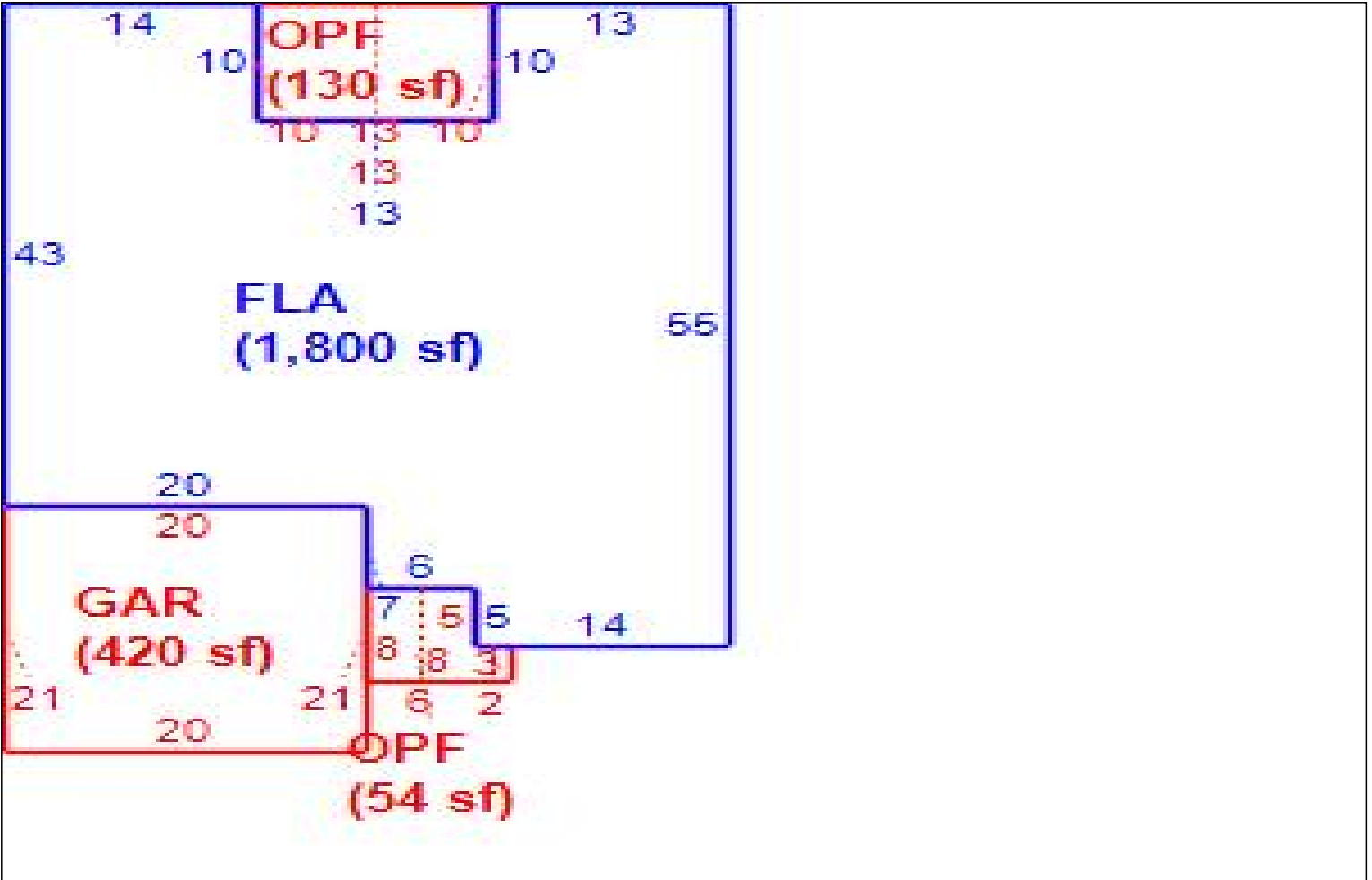
**SUBJECT**

Property Location			
Site Address 2209 BEXLEY DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 17 ORB 5836 PG 2259

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 261,344
Deprec Bldg Value 253,504		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2015	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,800	1,800	1800	Effective Area	1800	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	120.17	Quality Grade	685	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	184	0	Building RCN	261,344	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		1,800	2,404	1,800	Building RCNLD	253,504					

Alternate Key 3854788  
 Parcel ID 27-19-26-0080-000-01700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1145 Subject By SADAWSO  
 PRC Run: 12/2/2024  
 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	
2016 2009	14-00001165 IMPS	01-01-2015 01-01-2008	08-11-2015 03-25-2009	235,962 1	0001 0000	SFR 4BD 2BA 2209 BEXLEY DR SFR FOR 09	08-11-2015 03-25-2009	03-31-2015	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021158135	5836	2259	10-26-2021	WD	U	11	I	100				
2020120386	5570	2361	10-23-2020	WD	Q	01	I	235,100				
2018078559	5136	0079	06-29-2018	WD	Q	Q	I	202,000				
	4608	1438	03-31-2015	WD	Q	Q	I	161,900				
	4424	0220	12-02-2013	WD	U	M	V	269,500				
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	
45,000	253,504	0	298,504	0	298504	0.00	298504	298504	298,504	

\*\*\*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 3854966  
Parcel ID 27-19-26-0080-000-19500

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1145 Comp 1  
PRC Run: 12/2/2024 By  
Card # 1 of 1

Current Owner		
DE MORAES SILVA MUNIZ NOEMI AND		
2278 BEXLEY DR		
TAVARES	FL	32778

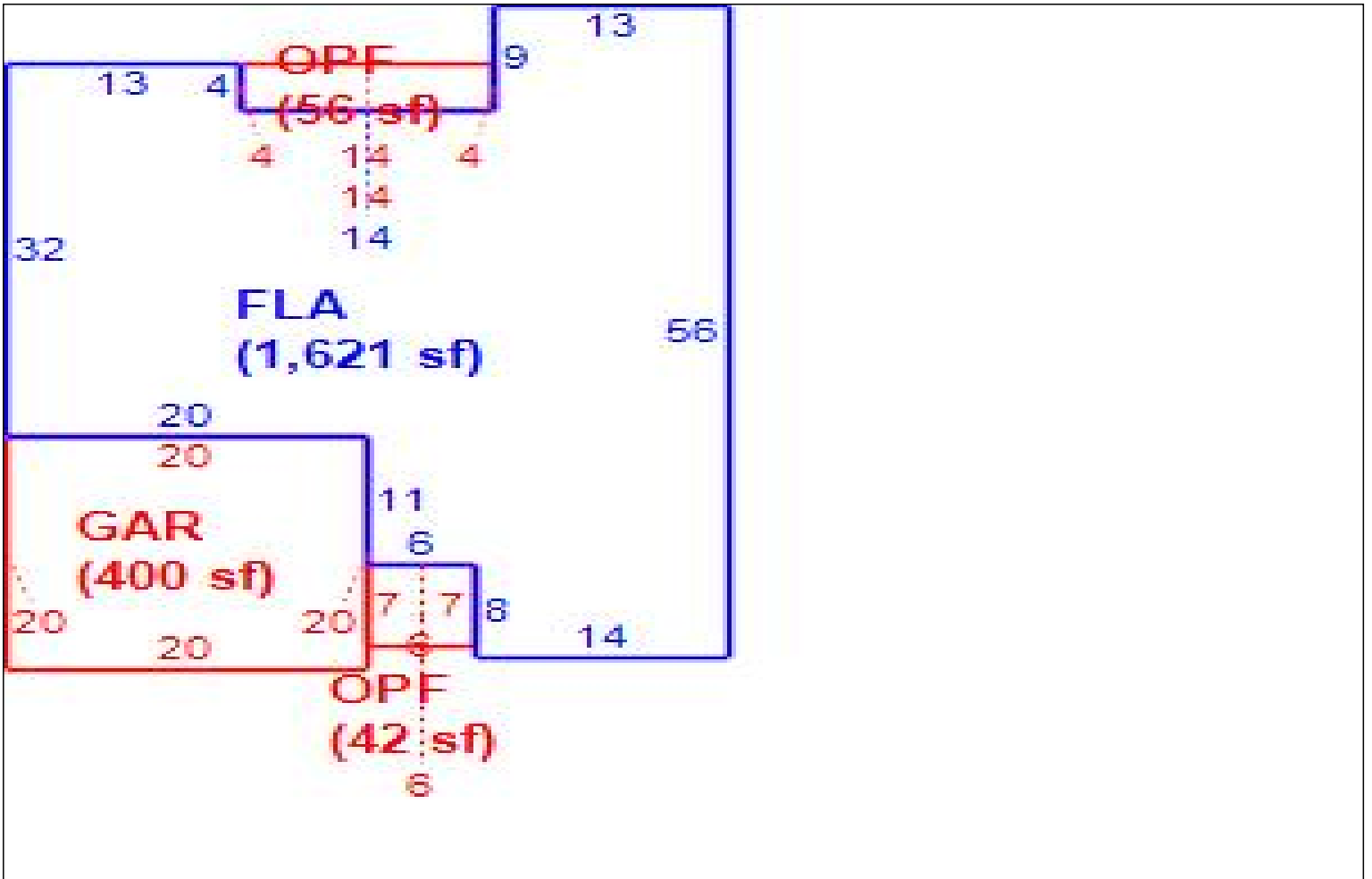
COMP 1

Property Location			
Site Address 2278 BEXLEY DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 195 ORB 6242 PG 1399

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 238,555
Deprec Bldg Value 231,398		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,621	1,621	1,621	2018	1621	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		120.71	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	98	0		238,555	Wall Type	03	Heat Type	6
TOTALS						231,398	Foundation	3	Fireplaces	0
						231,398	Roof Cover	3	Type AC	03



Alternate Key 3854966  
 Parcel ID 27-19-26-0080-000-19500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1145 Comp 1  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
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	
2019	17-1652	01-01-2018	09-25-2018	207,066	0001	SFR 3/2 2278 BEXLEY DR	09-25-2018	04-03-2018	

<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
2023139891	6242	1399	11-10-2023	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000
2018048747	5101	0526	04-24-2018	WD	Q	Q	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017033098	4921	0402	03-21-2017	WD	U	M	V	603,700				
	4512	2273	08-04-2014	WD	U	M	V	2,580,600				
	3725	1148	01-23-2009	MI	U	M	V	1,190,700				
<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	
45,000	231,398	0	276,398	0	276398	50,000.00	226398	251398	276,398	

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Alternate Key 3836227  
Parcel ID 27-19-26-0075-000-10100

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1145 Comp 2  
PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
CABALLERO FELICIA C		
2462 FARRINGDON DR		
TAVARES	FL	32778

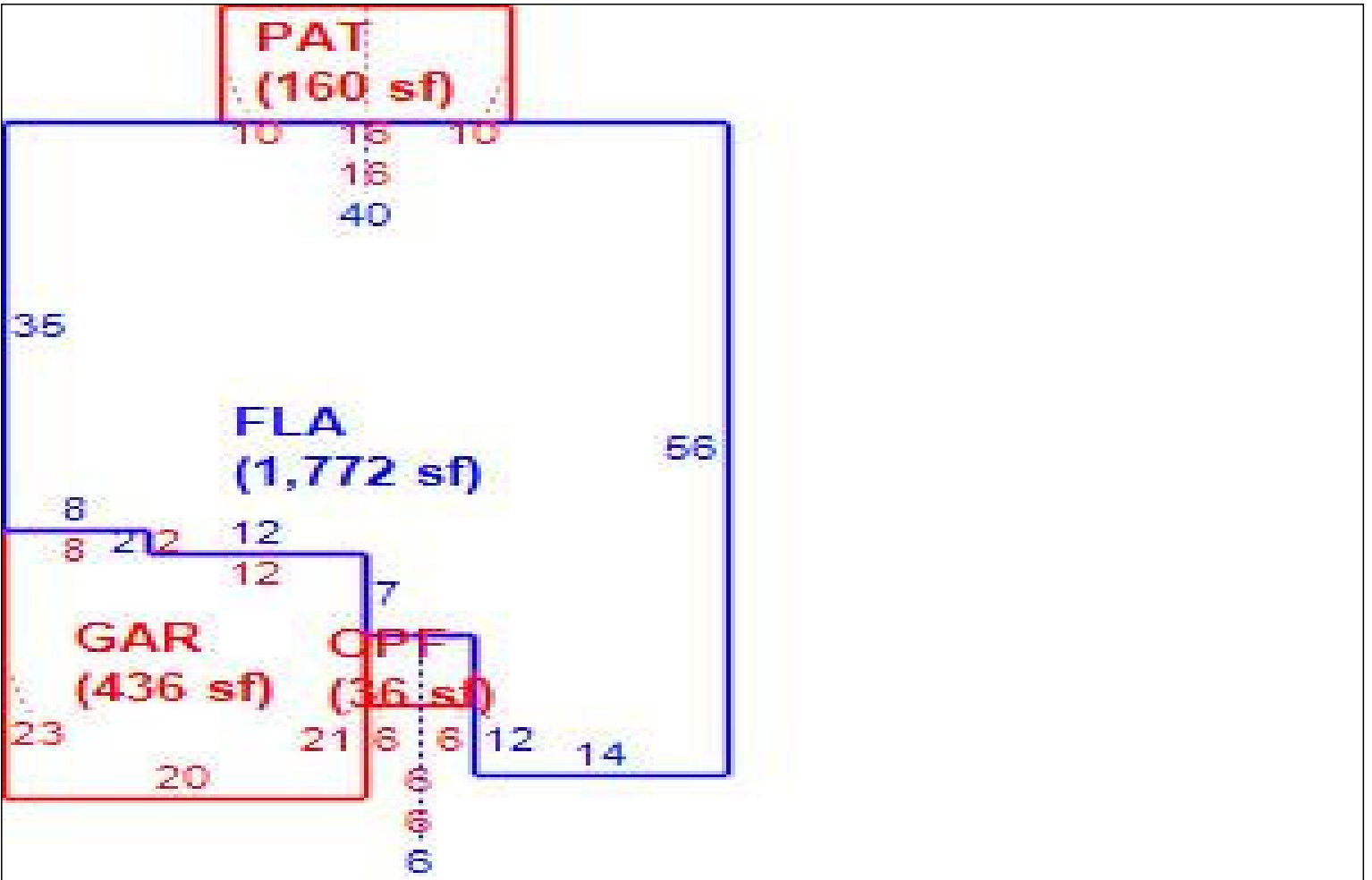
COMP 2

Property Location		
Site Address 2462 FARRINGDON DR		
TAVARES FL 32778		
Mill Group	000T	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 101 ORB 6256 PG 745

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 226,233
Deprec Bldg Value 219,446		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
FLA	FINISHED LIVING AREA	1,772	1,772	1772	2006	1772	R1		3
GAR	GARAGE FINISH	0	436	0		105.82	No Stories	1.00	2
OPF	OPEN PORCH FINISHE	0	36	0		226,233	Quality Grade	665	0
PAT	PATIO UNCOVERED	0	160	0		EX	Wall Type	03	6
						97.00	Foundation	3	0
						0	Roof Cover	3	03
TOTALS		1,772	2,404	1,772		219,446			

Alternate Key 3836227  
 Parcel ID 27-19-26-0075-000-10100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1145 Comp 2  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
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	
2007	BR06-00333	01-09-2006	07-06-2006	136,750	0000	SFR 2462 FARRINGDON DR	07-06-2006		

<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	
2023151104	6256	0745	12-07-2023	WD	Q	01	I	320,000	039	HOMESTEAD	2024	25000
2020068196	5493	0191	06-25-2020	WD	Q	01	I	204,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3747	0530	03-12-2009	WD	U	U	I	112,000				
	3723	0813	01-22-2009	CT	U	U	I	100				
	3207	0977	05-24-2006	WD	Q	Q	I	235,500				
<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	
76,500	219,446	0	295,946	0	295946	50,000.00	245946	270946	295,946	

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Alternate Key 3836183  
 Parcel ID 27-19-26-0075-000-05900

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1145 Comp 3  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

Current Owner	
ABBOTT LA SALLE	
2437 MERRY RD	
TAVARES	FL 32778-5752

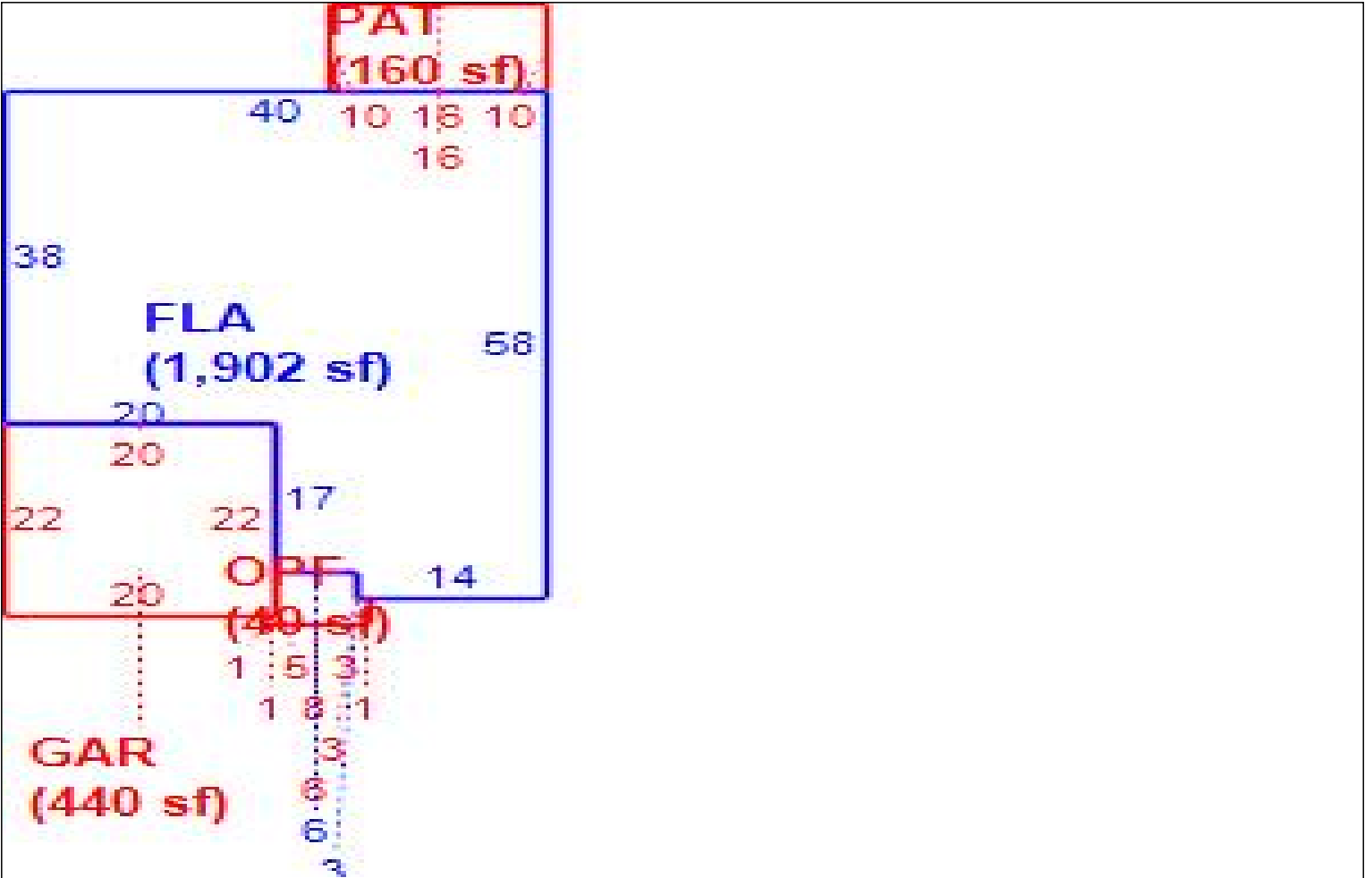
COMP 3

Property Location			
Site Address 2437 MERRY RD			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 59 ORB 6161 PG 117

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	239,752		Deprec Bldg Value 232,559
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,902	1,902	1902	Effective Area	1902	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	105.48	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	239,752	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,902	2,542	1,902	Building RCNLD	232,559					

Alternate Key 3836183  
Parcel ID 27-19-26-0075-000-05900

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1145 Comp 3  
PRC Run: 12/2/2024 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	
2007	BR05-01737	01-10-2006	07-06-2006	168,248	0000	SFR 3/BR 2437 MERRY RD	07-06-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023072195	6161	0117	06-12-2023	WD	Q	01	I	327,000				
2017053454	4945	1277	05-10-2017	WD	Q	Q	I	157,000				
2017037174	4925	2279	03-31-2017	PO	U	U	I	0				
2017053449	4945	1263	03-23-2017	QC	U	U	I	100				
2017011349	4896	1654	10-04-2016	AD	U	U	I	0				
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	
76,500	232,559	0	309,059	0	309059	0.00	309059	309059	309,059	

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