LOT 8
IN OR 2002/1282
LOFTON POINTE PB 6/325

IH5 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2023

01-2N-27-1270-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

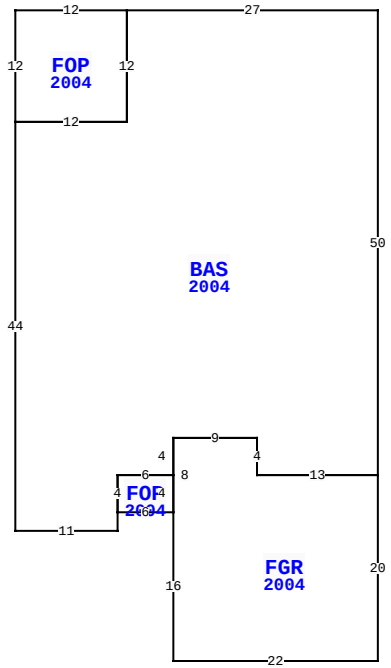
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	203,151
FGR	476	55	262	28,990
FOP	24	30	7	774
FOP	144	30	43	4,758
TOTALS	2,480		2,148	237,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,148	101.9445	121.06	260,037	2004	2004	0	0	0	8.60	91.40

1 SNGL FAM – 0% - 0 Heated Area: 1836 HX Base Yr



96261 PIEDMONT DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	237,674
TOTAL MARKET OB/XF VALUE	6,413
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	309,087
SOH/AGL Deduction	74,389
ASSESSED VALUE	234,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,698
TOTAL JUST VALUE	309,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412969	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/1282	9/04/2015	WD	U	I	37	152,500
GRANTOR: MCKINZIE MARK A						
GRANTEE: IH5 PROPERTY FLORID						
2002/1280	9/10/2014	TD	U	I	11	100
GRANTOR: EXETER FIDUCIARY SERV						
GRANTEE: MCKINZIE MARK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 FOP=[YR=2004] W12 S12 E12 N12 $ S12 W12 S44 E11 N2 FOP=[YR=2004] E6 FGR=[YR=2004] S16 E22 N20 W13 N4 W9 S8$ N4 W6 S4 $ N4 E6 N4 E9 S4 E13 N50 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0810	CONCRETE A	0	0	0	0	590.00	SF	6.50	6.50	100	2004	2004	3	86	3,298	

LAND DESCRIPTION

TOTAL OB/XF 6,413

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS