

LOT 31
IN OR 1984/968
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-27-1270-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 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
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NEIGHBORHOOD/LOC	4044.00
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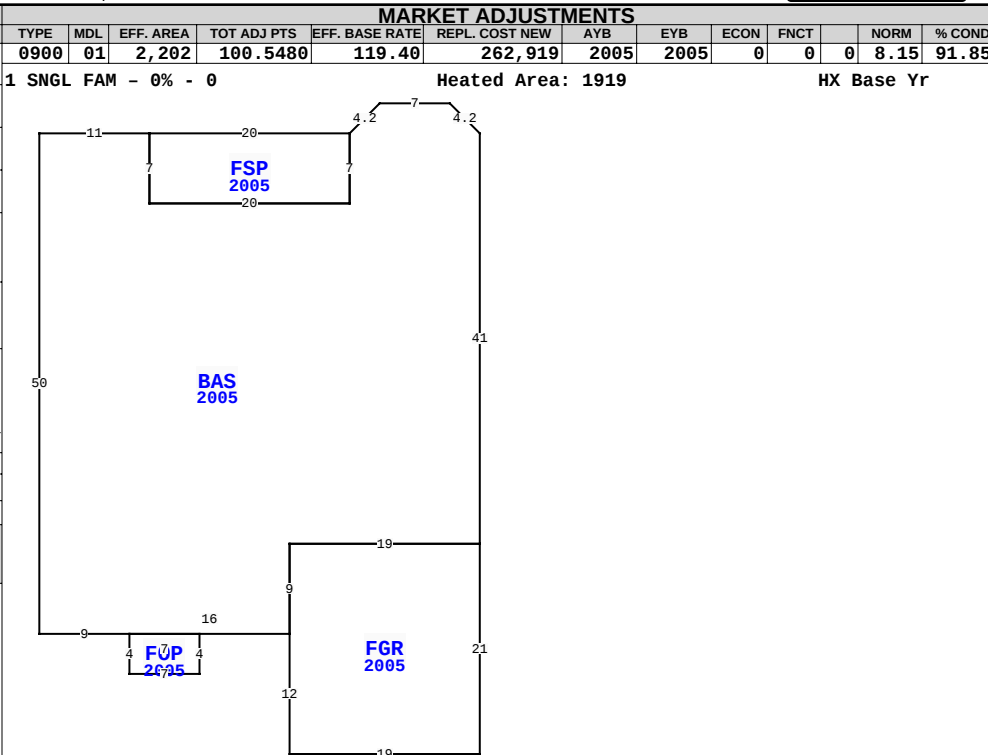
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,919	100	1,919	210,455
FGR	399	55	219	24,018
FOP	28	30	8	877
FSP	140	40	56	6,141

TOTALS	2,486	2,202	241,491
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	60.00	SF	10.00
2	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50
3	0476	VF 6 SBPL	0	0	0	0	19.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	NWA
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

L N	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	0855	CONC PAVER	0	0	0	0	60.00	SF	10.00	10.00	100	2005	2005	3	87	522	
2	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	100	2005	2005	3	87	2,443	
3	0476	VF 6 SBPL	0	0	0	0	19.00	LF	32.00	32.00	100	2010	2010	3	81	492	

TOTAL OB/XF													3,457	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00				

Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										241,491	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										309,948	
SOH/AGL Deduction										73,041	
ASSESSED VALUE										236,907	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										236,907	
TOTAL JUST VALUE										309,948	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										250,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13085	NEW CONSTR	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1984/0968	5/13/2015	WD	Q	I	01	165,000	
GRANTOR: HAGEN MANDY							
GRANTEE: IH5 PROPERTY FLORID							
1808/0371	8/16/2012	WD	U	I	40	135,000	
GRANTOR: SPINNER EUGENE & LIND							
GRANTEE: HENTHORN RICHARD &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] U3 L3 W7 D3 L3 FSP=[YR=2005] W20 S7 E20 N7\$ S7 W20 N7 W11 S50 E9 FOP=[YR=2005] S4E7 N4 W7\$ E16 FGR=[YR=2005] S12 E19 N21 W19 S9\$ N9 E19 N41\$.									