

LOT 33
IN OR 1925/1409
LOFTON POINTE PB 6/325

IH4 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2023

01-2N-27-1270-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

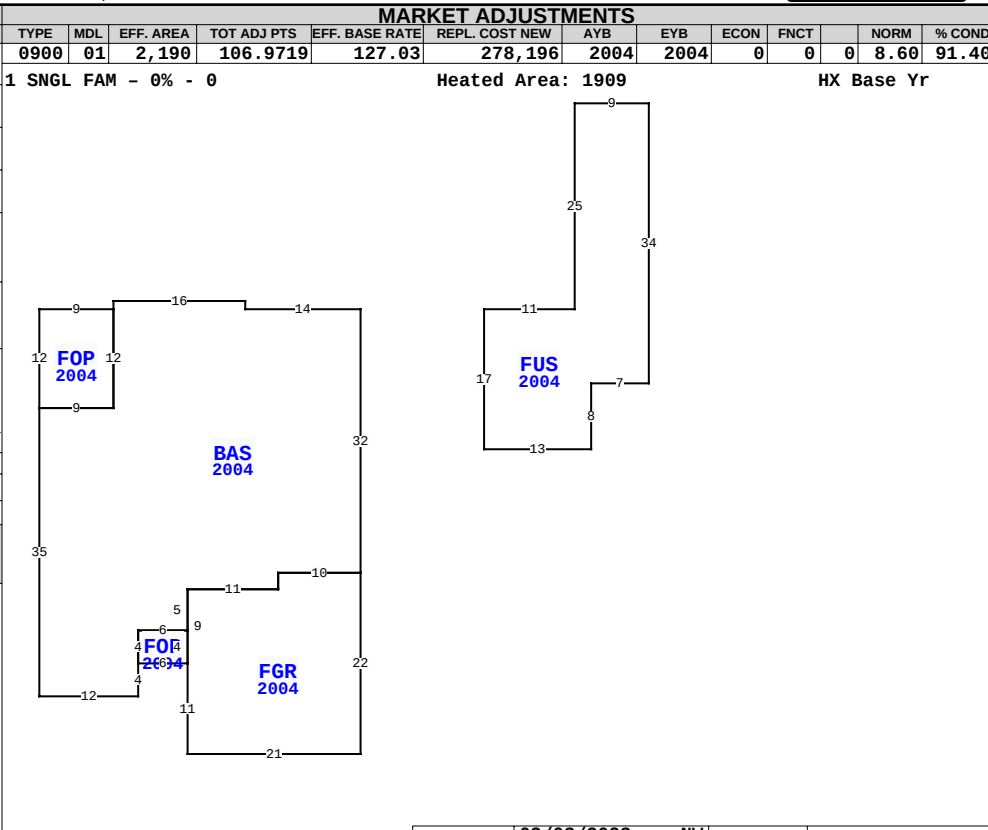
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	162,548
FGR	440	55	242	28,097
FOP	24	30	7	813
FOP	108	30	32	3,715
FUS	509	100	509	59,097
TOTALS	2,481		2,190	254,271

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	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	0811	CONCRETE B	0	0	0	0		925.00	SF 5.20	5.20	100	2004	2004	3	86	4,137
3	0855	CONC PAVER	0	0	0	0		63.00	SF 10.00	10.00	100	2006	2006	3	88	554

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

96269 RIDGEWOOD CIR, FERNANDINA BEACH															
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TOTAL OB/XF 7,806															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	254,271		
TOTAL MARKET OB/XF VALUE	7,806		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	327,077		
SOH/AGL Deduction	78,200		
ASSESSED VALUE	248,877		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	248,877		
TOTAL JUST VALUE	327,077		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	262,043		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413084	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1925/1409	6/24/2014	WD U	I	I	38
GRANTOR: MOORE CHARLES E					SALE PRICE
GRANTEE: IH4 PROPERTY FLORID					150,000
1925/1407	6/25/2014	QC U	I	I	11
GRANTOR: MOORE JANE E					100
GRANTEE: MOORE CHARLES E					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2004] W14 N1 W16 S1 FOP=[YR=2004] W9 S12 E9 N12\$ S12 W9 S35 E12 N4 FOP=[YR=2004] E6 FGR=[YR=2004] S11 E21 N22 W10 S2 W11 S9\$ N4 W6 S4\$ N4 E6 N5 E11 N2 E10 N32\$ PTR=E15 FUS=[YR=2004] E11 N25 E9 S34 W7 S8 W13 N17 \$ W15 \$.															