

LOT 55
IN OR 2009/496
LOFTON POINTE PB 6/325

IH6 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2023

01-2N-27-1270-0055-0000



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	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

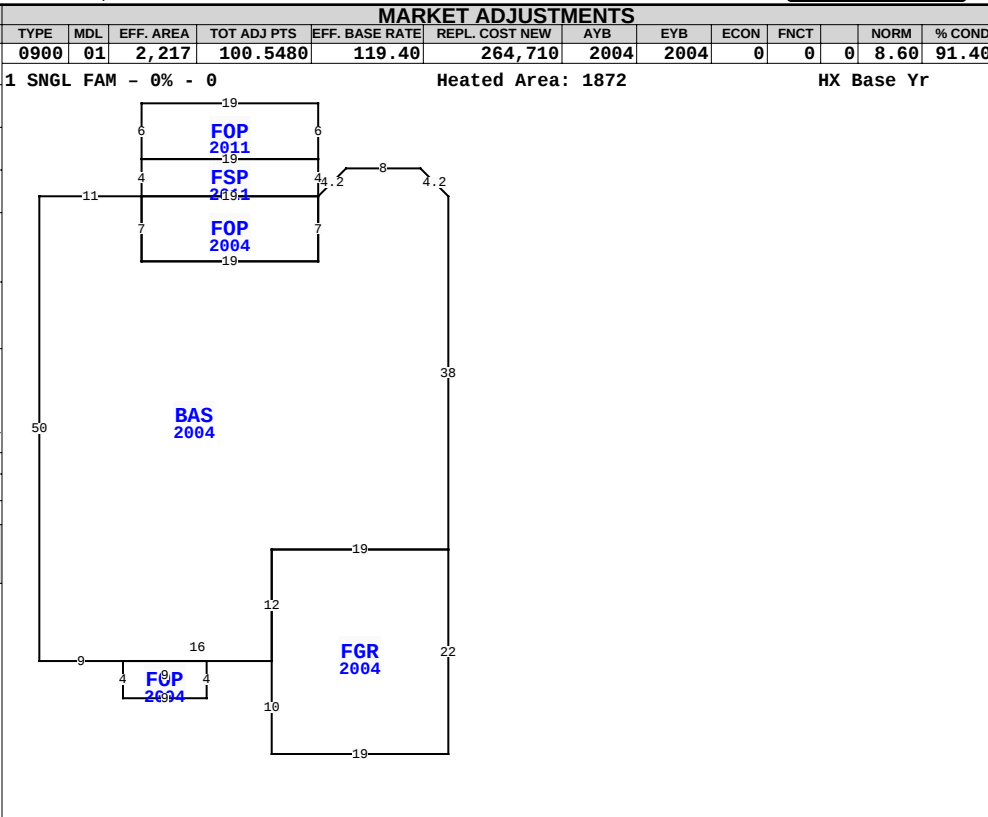
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	204,295
FGR	418	55	230	25,100
FOP	36	30	11	1,200
FOP	133	30	40	4,365
FOP	114	30	34	3,711
FSP	76	40	30	3,274

TOTALS	2,649		2,217	241,945
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	0	0	0	66.00	SF	10.00	10.00	
3	0471	VINYL FNC	0	0	0	0	266.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0	0003		0.00	0.00	1.00	LT	



96085 RIDGEWOOD CIR, FERNANDINA BEACH				BLD DATE		03/03/2023			NW	LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
576.00	SF	5.20	5.20	100	2004	2004	3	86	2,576			
66.00	SF	10.00	10.00	100	2004	2004	3	86	568			
266.00	LF	32.00	32.00	100	2004	2004	3	66	5,618			
2.00	UT	300.00	300.00	100	2004	2004	3	66	396			

TOTAL OB/XF											
9,158											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		241,945	
TOTAL MARKET OB/XF VALUE		9,158	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		316,103	
SOH/AGL Deduction		72,214	
ASSESSED VALUE		243,889	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		243,889	
TOTAL JUST VALUE		316,103	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412377	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2009/0496	10/09/2015	WD	Q	I	01
GRANTOR: NELSON ROBERT G & TIN					
GRANTEE: IH6 PROPERTY FLORID					
1867/0939	7/10/2013	WD	Q	I	01
GRANTOR: OSBORNE WILLIAM K & N					
GRANTEE: NELSON ROBERT G & T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] L3 U3 W8 D3 L3 FSP=[YR=2011] N4 FOP=[YR=2011] N6 W19 S6 E19 \$ W19 S4 E19 \$ FOP=[YR=2004] W19 S7 E19 N7 \$ S7 W19 N7 W11 S50 E9 FOP=[YR=2004] S4 E9 N4 W9 \$ E16 FGR=[YR=2004] S10 E19 N22 W19 S12 \$ N12 E19 N38 \$.											