LOT 96
IN OR 2010/1565
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-27-1270-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

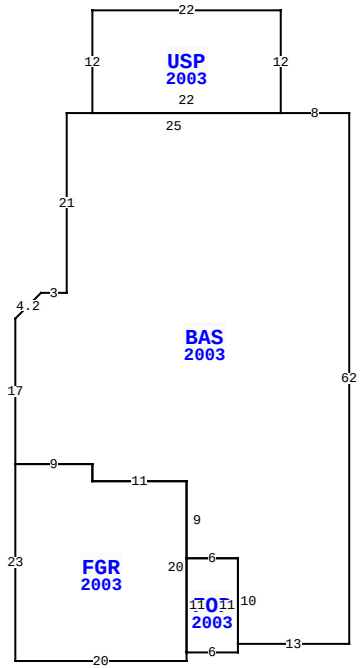
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	194,266
FGR	438	55	241	25,583
FOP	66	30	20	2,123
USP	264	30	79	8,386
TOTALS	2,598		2,170	230,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,170	98.5929	117.08	254,064	2003	2003	0	0	0	9.33	90.67

1 SNGL FAM – 0% - 0 Heated Area: 1830 HX Base Yr



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

96232 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,360
TOTAL MARKET OB/XF VALUE	6,296
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	301,656
SOH/AGL Deduction	69,151
ASSESSED VALUE	232,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,505
TOTAL JUST VALUE	301,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310880	NEW CONSTR	136,598	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2010/1565	10/22/2015	WD	Q	I	01	178,000
GRANTOR: RENFRO JOSEPH R JR &						
GRANTEE: IH6 PROPERTY FLORID						
1987/0430	5/28/2015	WD	Q	I	01	180,000
GRANTOR: WALDROP KATHLEEN FRAN						
GRANTEE: RENFRO JOSEPH R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 USP=[YR=2003] N12 W22 S12 E22$ W25 S21 W3 D3 L3 S17 FGR=[YR=2003] S23 E20 N1 FOP=[YR=2003] E6 N11 W6 S11$ N20 W11 N2 W9$ E9 S2 E11 S9 E6 S10 E13 N62$.

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	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0	0	0	0	565.00	SF	6.50	6.50	100	2003	2003	3	84	3,085	
3	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2003	2003	3	84	131	

LAND DESCRIPTION

TOTAL OB/XF 6,296

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	000134	C	SFR POND	0			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