LOT 84
IN OR 1929/1634
TIMBER CREEK PLANTATION #2

IH3 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

**2023**

**11-2N-26-2051-0084-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

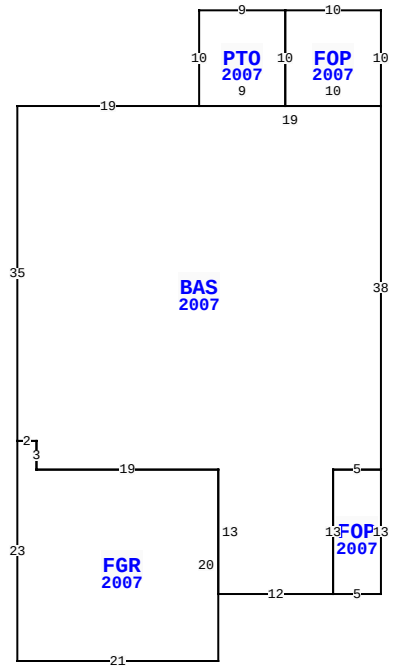
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,594 | 100 | 1,594 | 143,449 |
| FGR | 426 | 55 | 234 | 21,059 |
| FOP | 65 | 30 | 20 | 1,800 |
| FOP | 100 | 30 | 30 | 2,700 |
| PTO | 90 | 5 | 4 | 360 |
| TOTALS | 2,275 | | 1,882 | 169,368 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,882 | 107.8000 | 97.29 | 183,100 | 2007 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1594 HX Base Yr




| | |
|---|---|
| BLD DATE | 09/26/2007 JM |
| XF DATE | 09/26/2007 JM |
| INC DATE | |
| LGL DATE | |
| LAND DATE | |
| AG DATE | |

75135 BROOKWOOD DR, YULEE

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 169,368 |
| TOTAL MARKET OB/XF VALUE | 3,119 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 227,487 |
| SOH/AGL Deduction | 28,470 |
| ASSESSED VALUE | 199,017 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 199,017 |
| TOTAL JUST VALUE | 227,487 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 193,101 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E19764 | ELEC OTHER | 1,500 | 08/01/2007 |
| M13183 | MECH OTHER | 0 | 08/01/2007 |
| C20106 | CO ISSUED | 0 | 06/01/2007 |
| R10487 | REPAIR/RRF | 2,000 | 06/01/2007 |
| B20106 | NEW CONSTR | 150,678 | 06/01/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1929/1634 | 5/16/2014 | WD | U | I | 11 | 100 |
| GRANTOR: PROTHERO KELLY C | | | | | | |
| GRANTEE: IH3 PROPERTY FLORID | | | | | | |
| 1897/0766 | 12/31/2013 | QC | U | I | 11 | 100 |
| GRANTOR: PROTHERO RUSSELL D | | | | | | |
| GRANTEE: PROTHERO KELLY C | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2007] W10 PTO=[YR=2007] W9 S10 BAS=[YR=2007] W19 S35 FGR=[YR=2007] S23 E21 N20 W19 N3 W2$ E2 S3 E19 S13 E12 FOP=[YR=2007] E5 N13 W5 S13 $ N13 E5 N38 W19$ E9 N10$ S10 E10 N10$.

### 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 674.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 89 | 3,119 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,119

| 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 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS