

LOT 21
IN OR 1902/1721
HERON ISLES PHASE #1 PB 7/40

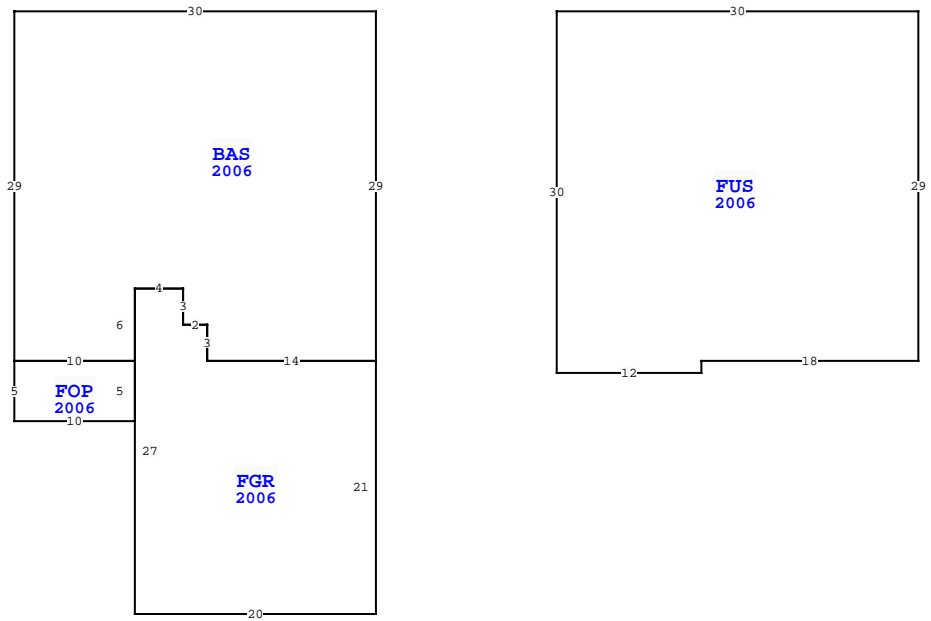
IH3 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2023

37-3N-28-0740-0021-0000
VALUATION SUMMARY

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|----------------------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 70 | |
| Exterior Wall | 16 | WD FR STUC 30 | |
| Roof Structure | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 14 | CARPET 70 | |
| Interior Floor | 08 | SHT VINYL 30 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 2.5 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1.5 | 1.5 100 | |
| Units | | 0 100 | |
| Occupancy | 00 | NONE 100 | |
| Quality | 05 | Quality Level 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4038.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | SUBAREA MARKET VALUE |
| BAS | 840 | 100 | 82,190 |
| FGR | 450 | 55 | 24,266 |
| FOP | 50 | 30 | 1,467 |
| FUS | 882 | 100 | 86,299 |
| TOTALS | 2,222 | 1,985 | 194,222 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,985 | 117.3942 | 105.95 | 210,311 | 2006 | 2006 | 0 | 0 | 0 | 7.65 | 92.35 |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1722 HX Base Yr | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--------------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | Tax Group: 4 | Tax Dist: | STANDARD |
| BUILDING MARKET VALUE | | | 194,222 |
| TOTAL MARKET OB/XF VALUE | | | 4,656 |
| TOTAL LAND VALUE - MARKET | | | 55,000 |
| TOTAL MARKET VALUE | | | 253,878 |
| SOH/AGL Deduction | | | 45,115 |
| ASSESSED VALUE | | | 208,763 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 208,763 |
| TOTAL JUST VALUE | | | 253,878 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 219,267 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| E16460 | NEW CONSTR | 1,900 | 12/01/2005 |
| M10860 | H/AC | 0 | 12/01/2005 |
| P10216 | NEW CONSTR | 0 | 10/01/2005 |
| C15937 | CO ISSUED | 177,990 | 08/01/2005 |
| R08152 | REPAIR/RRF | 1,500 | 08/01/2005 |
| B15937 | NEW CONSTR | 177,990 | 08/01/2005 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1902/1721 | 2/07/2014 | SW | Q | I | 02 | 125,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: IH3 PROPERTY FLORID | | | | | | |
| 1877/1753 | 9/09/2013 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|----|-------|----|-------|----------------|-----------|---------|-------------|-------|--------|-----------------|-------|
| 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 | 0810 | CONCRETE A | 0 | 0 | 37 | 16 | | | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 3,386 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 24 | 3 | | | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 412 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 10 | 15 | | | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 858 | |
| TOTALS | | | | | | | | | | | | | 4,656 | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3 W2 N3 W4 S27 E20\$ PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$ W15 S20\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | |
| 1 | 000100 | C | SFR | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | | |