LOT 52
IN OR 1901/1713
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-28-0740-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

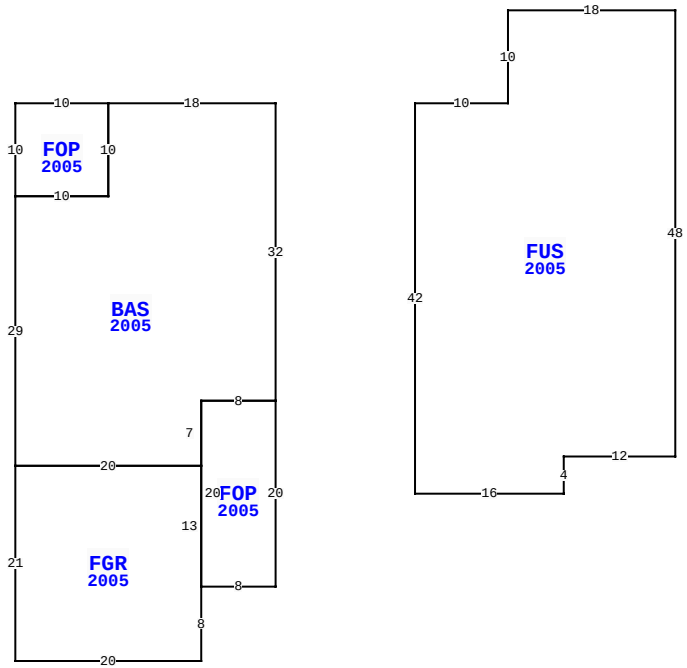
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	86,785
FGR	420	55	231	21,418
FOP	100	30	30	2,781
FOP	160	30	48	4,451
FUS	1,308	100	1,308	121,276
TOTALS	2,924		2,553	236,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	112.2528	101.31	258,644	2005	2005	0	0	0	8.48	91.52

1 SINGLE FAM – 0% - 0 Heated Area: 2244 HX Base Yr



96179 CORAL REEF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,711
TOTAL MARKET OB/XF VALUE	4,015
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	295,726
SOH/AGL Deduction	60,123
ASSESSED VALUE	235,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,603
TOTAL JUST VALUE	295,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16467	NEW CONSTR	2,000	12/01/2005
M10829	H/AC	0	12/01/2005
10275	NEW CONSTR	0	11/01/2005
R08071	REPAIR/RRF	3,000	08/01/2005
B15825	NEW CONSTR	161,198	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1713	2/07/2014	WD	Q	I	02	132,500
GRANTOR: GRAY THELMA J & KAREN						
GRANTEE: IH3 PROPERTY FLORID						
1387/0358	2/06/2006	WD	Q	I		173,400
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: GRAY THELMA J & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W10 S10 E10 N10$ S10 W10 S29 FGR=[YR=2005] S21 E20 N8 FOP=[YR=2005] E8 N20 W8 S20$ N13 W20$ E20 N7 E8 N32$ PTR=E15 FUS=[YR=2005] E10 N10 E18 S48 W12 S4 W16 N42$ W15$.

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	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	2005	2005	3	87	3,710	
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	2005	2005	3	87	305	

LAND DESCRIPTION

TOTAL OB/XF 4,015

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/19/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS