

LOT 231
IN OR 2117/918
HERON ISLES PHASE 1 REPLAT

2017-1 IH BORROWER LP
1717 MAIN STREET STE 2000
DALLAS, TX 75201

2023

37-3N-28-0740-0231-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,195	100	1,195	127,978
FGR	361	55	199	21,312
FOP	20	30	6	643
FST	25	55	14	1,500
TOTALS	1,601		1,414	151,431

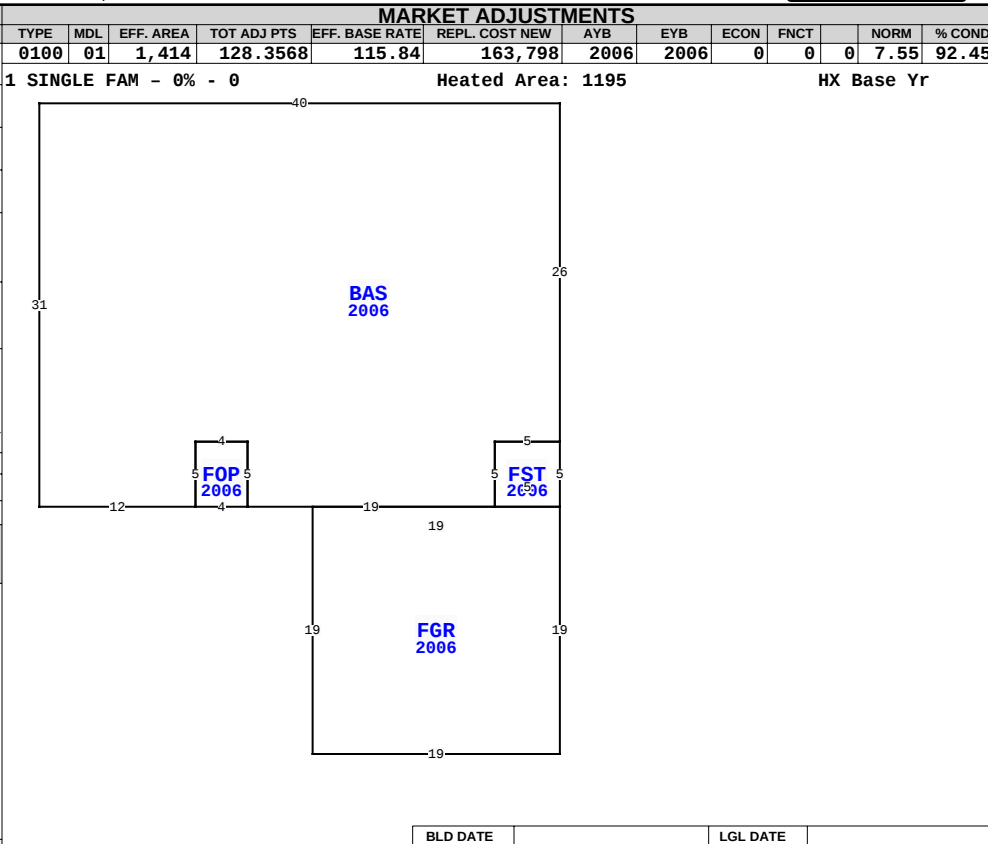
EXTRA FEATURES

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	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572	
2	0810	CONCRETE A	0	0	37	15	555.00	SF	6.50	6.50	100	2006	2006	3	88	3,175	
3	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	2006	2006	3	88	549	

LAND DESCRIPTION

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	000134	C	SFR POND	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 08/02/2018 BY KWX



96167 STONEY GLEN CT, YULEE

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

TOTAL OB/XF 4,296

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		151,431
TOTAL MARKET OB/XF VALUE		4,296
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		210,727
SOH/AGL Deduction		36,942
ASSESSED VALUE		173,785
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		173,785
TOTAL JUST VALUE		210,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12034	MECH OTHER	0	09/01/2006
P11405	OTHER	0	08/01/2006
C18142	C0 ISSUED	112,992	07/01/2006
E17651	ELEC OTHER	2,000	07/01/2006
R09505	REPAIR/RRF	3,000	07/01/2006
B18142	NEW CONSTR	112,992	07/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2117/0918	4/28/2017	SW	U	I	11
GRANTOR: IH3 PROPERTY FLORIDA					
GRANTEE: 2017 1 IH BORROWER					
1898/0244	1/14/2014	SW	Q	I	01
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: IH3 PROPERTY FLORID					

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GRANTEE: IH3 PROPERTY FLORID					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2006] N19 FST=[YR=2006] N5 BAS=[YR=2006] N26 W40 S31 E12 FOP=[YR=2006] E4 N5 W4 S5\$N5 E4 S5 E19 N5 E5\$W5S5E5\$W19 S19 E19\$.					

BUILDING DIMENSIONS					
FGR=[YR=2006] N19 FST=[YR=2006] N5 BAS=[YR=2006] N26 W40 S31 E12 FOP=[YR=2006] E4 N5 W4 S5\$N5 E4 S5 E19 N5 E5\$W5S5E5\$W19 S19 E19\$.					

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