LOT 311
IN OR 1889/292
HERON ISLES #2 PB 7/218

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

2023

37-3N-28-0740-0311-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

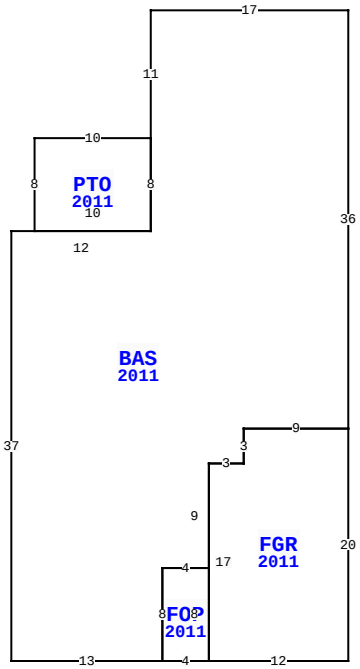
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,133	100	1,133	126,686
FGR	231	55	127	14,201
FOP	32	30	10	1,118
PTO	80	5	4	447
TOTALS	1,476		1,274	142,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,274	130.4160	117.70	149,950	2011	2011	0	0	0	5.00	95.00

1 SINGLE FAM – 0% - 0 Heated Area: 1133 HX Base Yr



96362 STARFISH DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	142,452
TOTAL MARKET OB/XF VALUE	1,977
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	199,429
SOH/AGL Deduction	34,195
ASSESSED VALUE	165,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,234
TOTAL JUST VALUE	199,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24266	CO ISSUED	0	03/01/2011
E23170	NEW CONSTR	0	01/01/2011
M15878	H/AC	0	01/01/2011
P14585	NEW CONSTR	0	01/01/2011
B24266	NEW CONSTR	123,618	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/0292	11/08/2013	WD	Q	I	02	118,000
GRANTOR: WOLFORD DELORES N						
GRANTEE: IH3 PROPERTY FLORID						
1729/0947	3/07/2011	WD	U	I	32	106,400
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: WOLFORD DELORES N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 S11 PTO=[YR=2011] W10 S8 E10 N8 $ S8 W12 S37 E13 FOP=[YR=2011] E4 FGR=[YR=2011] E12 N20 W9 S3 W3 S17$ N8 W4 S8$ N8 E4 N9 E3 N3 E9 N36$.

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	0	0	327.00	SF	6.50	6.50	100	2011	2011	3	93	1,977	

LAND DESCRIPTION

TOTAL OB/XF 1,977

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

REVIEW DATE 07/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS