

LOT 2-52
IN OR 2003/788
THE HIDEAWAY #2 PB 7/233

IH5 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2023

42-2N-27-4370-0002-0520



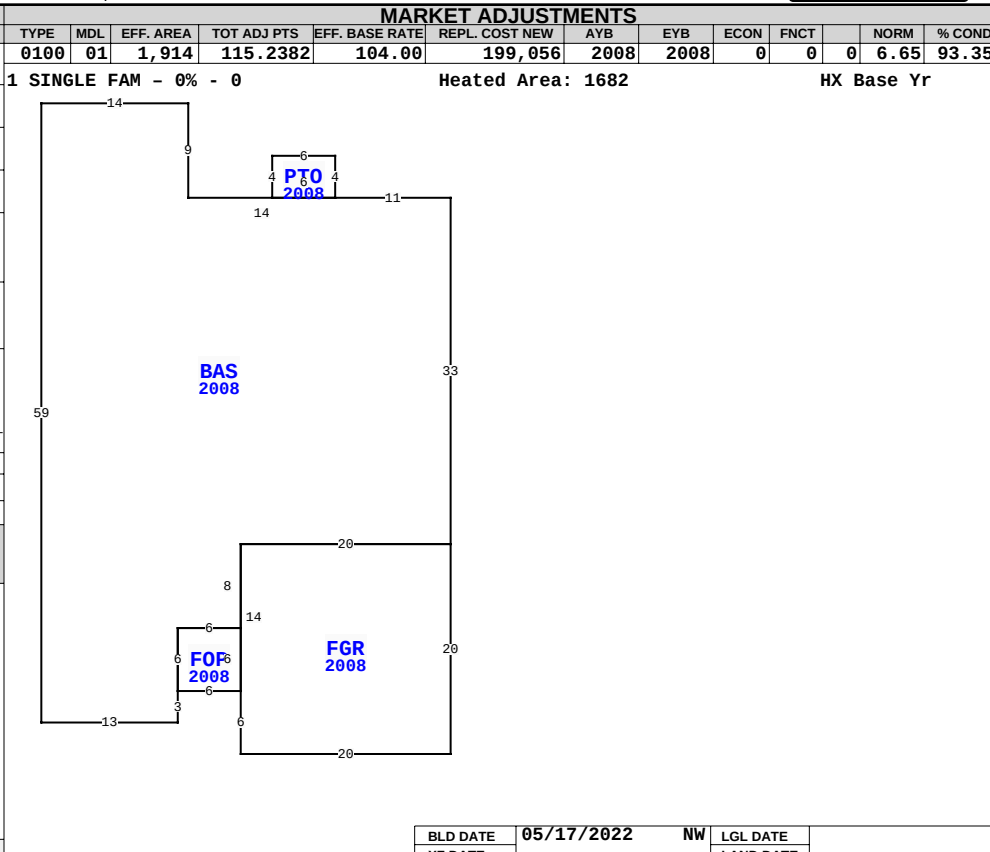
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	1,682	163,295
FGR	400	55	220	21,358
FOP	36	30	11	1,068
PTO	24	5	1	97
TOTALS	2,142		1,914	185,819

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	462.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



86164 SINATRA ST, YULEE	BLD DATE 05/17/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
2,931											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						185,819					
TOTAL MARKET OB/XF VALUE						2,931					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						238,750					
SOH/AGL Deduction						20,965					
ASSESSED VALUE						217,785					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						217,785					
TOTAL JUST VALUE						238,750					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						206,505					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13827	MECH OTHER	0	05/01/2008
E20774	ELEC OTHER	2,000	05/01/2008
C21314	C0 ISSUED	0	04/01/2008
P13181	OTHER	0	04/01/2008
B21314	NEW CONSTR	138,204	04/01/2008
R11191	REPAIR/RRF	2,800	04/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2003/0788	9/11/2015	WD	Q	I	01	159,000	
GRANTOR: NEWHOUSE BRIAN K							
GRANTEE: IH5 PROPERTY FLORID							
1585/0709	9/17/2008	WD	Q	I		159,500	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: NEWHOUSE BRIAN K							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2008] W11 PTO=[YR=2008] N4 W6 S4 E6\$ W14 N9 W14 S59 E13 N3 FOP=[YR=2008] E6 FGR=[YR=2008] S6 E20 N20 W20 S14\$ N6 W6 S6\$ N6 E6 N8 E20 N33\$.											