LOT 76
IN OR 2015/1293
THE HIDEAWAY #3 REPLAT

IH6 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

**2023**

**42-2N-27-4371-0076-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

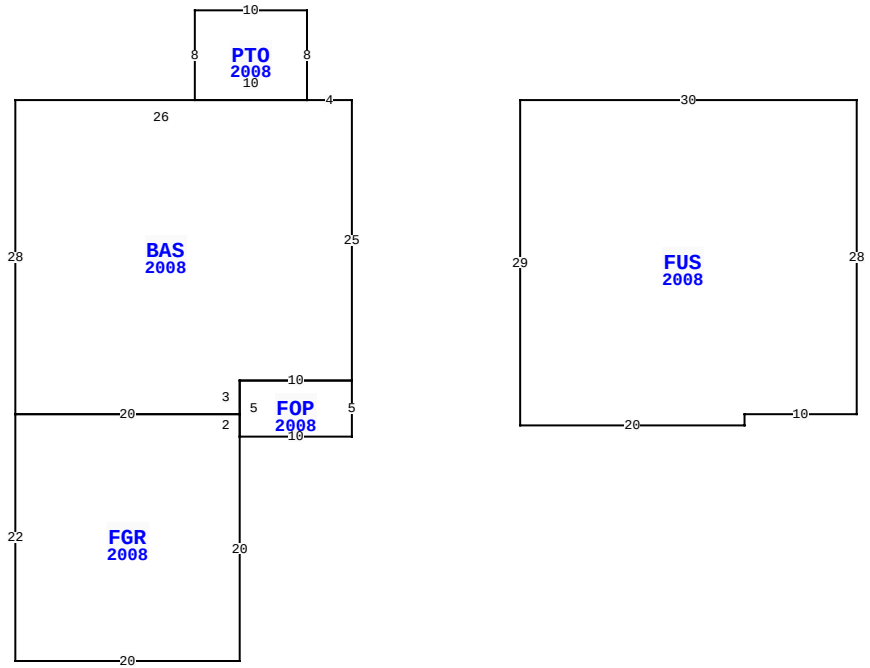
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 4071.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 810 | 100 | 810 | 80,113 |
| FGR | 440 | 55 | 242 | 23,935 |
| FOP | 50 | 30 | 15 | 1,483 |
| FUS | 860 | 100 | 860 | 85,058 |
| PTO | 80 | 5 | 4 | 396 |
| TOTALS | 2,240 | | 1,931 | 190,984 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,931 | 117.3942 | 105.95 | 204,589 | 2008 | 2008 | 0 | 0 | 0 | 6.65 | 93.35 |

1 SINGLE FAM – 0% - 0 Heated Area: 1670 HX Base Yr




86238 CAESARS AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 05/17/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 190,984 |
| TOTAL MARKET OB/XF VALUE | 3,123 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 244,107 |
| SOH/AGL Deduction | 21,184 |
| ASSESSED VALUE | 222,923 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 222,923 |
| TOTAL JUST VALUE | 244,107 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 211,051 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C20974 | CO ISSUED | 198,200 | 10/24/2008 |
| M13619 | MECH OTHER | 0 | 02/01/2008 |
| E20428 | ELEC OTHER | 2,000 | 01/01/2008 |
| R10971 | REPAIR/RRF | 2,000 | 01/01/2008 |
| P12978 | OTHER | 0 | 01/01/2008 |
| B20974 | NEW CONSTR | 198,200 | 01/01/2008 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2015/1293 | 11/19/2015 | SW | U | I | 12 | 133,000 |
| GRANTOR: BRANCH BANKING & TRUS | | | | | | |
| GRANTEE: IH6 PROPERTY FLORID | | | | | | |
| 1981/1017 | 5/26/2015 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: BRANCH BANKING & TR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2008] W4 PTO=[YR=2008] N8 W10 S8 E10$ W26 S28 FGR=[YR=2008] S22 E20 N20 FOP=[YR=2008] E10 N5 W10 S5$ N2 W20$ E20 N3 E10 N25$ PTR=E15 FUS=[YR=2008] E30 S28 W10 S1 W20 N29$ 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 566.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 90 | 2,649 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 27 | 3 | 81.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 90 | 474 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,123

| 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 12/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS