

LOT 39
IN OR 1923/310
ROSES BLUFF SUB PB 7/110

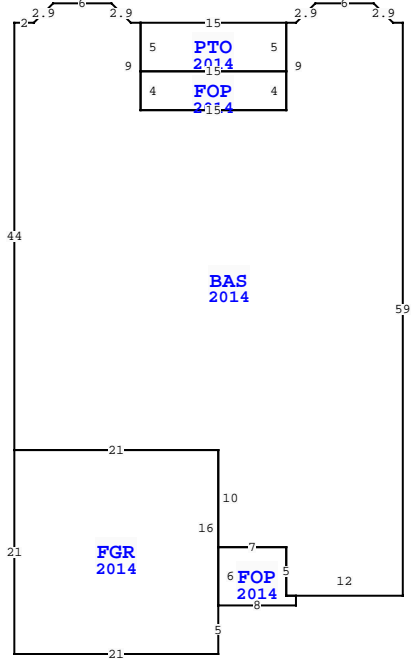
IH4 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2023

42-3N-28-1870-0039-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4063.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,907	100	1,907
FGR	441	55	243
FOP	43	30	13
FOP	60	30	18
PTO	75	5	4
TOTALS	2,526		2,185
			258,419

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,185	103.3704	122.75	268,209	2014	2014	0	0	3.65	96.35
1 SNGL FAM - 0% - 0 Heated Area: 1907 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			258,419
TOTAL MARKET OB/XF VALUE			6,620
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			340,039
SOH/AGL Deduction			71,851
ASSESSED VALUE			268,188
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			268,188
TOTAL JUST VALUE			340,039
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327062	CO ISSUED	0	02/06/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0310	6/09/2014	SW	Q	I	01	187,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: IH4 PROPERTY FLORID						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

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	0	0		6.50	100	2014	2014	3	95	6,620	

BLD DATE		03/03/2023	NW	LGL DATE	06/15/2023	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W1 U2 L2 W6 D2 L2 W1 PTO=[YR=2014] W15 S5 FOP=[YR=2014] S4 E15 N4 W15 \$ E15 N5 \$ S9 W15 N9 W1 U2 L2 W6 D2 L2 W2 S44 FGR=[YR=2014] S21 E21 N5 FOP=[YR=2014] E8 N1 W1 N5 W7 S6 \$ N16 W21 \$ E21 S10 E7 S5 E12 N59 \$.	

LAND DESCRIPTION		TOTAL OB/XF															6,620							
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	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							