

TH5 PROPERTY FLORIDA LP
 C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
 DALLAS, TX 75201

01-2N-27-1270-0031-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	10	ABOVE AVG 70		0100	01	2,202	121.7160	115.63	254,617	2005	2005		0	0	8.65	91.35	STANDARD												
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0														Heated Area: 1919				HX Base Yr							
Roof Cover	03	COMP SHNGL 100		The floor plan shows a main rectangular lot measuring 50 feet by 41 feet. Inside the lot are three buildings: - FSP 2005: A small square building at the top left. - BAS 2005: The largest central building. - FGR 2005: A rectangular building at the bottom right. Detailed dimensions include perimeter lengths (e.g., 11, 20, 4.2, 7, 4.2, 41, 21, 19, 12, 4, 16, 9) and internal offsets (e.g., 7, 20, 4). Total areas listed are BAS 1,919; FGR 399; FOP 28; FSP 140.																									
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	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		06 Quality Level 06																											
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM				MKT AREA																04									
NEIGHBORHOOD/LOC		4044.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,919	100	1,919	202,700																									
FGR	399	55	219	23,133																									
FOP	28	30	8	845																									
FSP	140	40	56	5,915																									
TOTALS		2,486		2,202		232,593																							
EXTRA FEATURES				96273 RIDGEWOOD CIR, FERNANDINA BEACH																									
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	0855	CONC PAVER	0	0	0	60.00	SF	10.00	10.00	100	2005	2005	3	86	516														
2	0810	CONCRETE A	0	0	0	432.00	SF	6.50	6.50	100	2005	2005	3	86	2,415														
3	0476	VF 6 SBPL	0	0	0	19.00	LF	32.00	32.00	100	2010	2010	3	78	474														