

LOT 33
IN OR 1925/1409
LOFTON POINTE PB 6/325

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

2024

01-2N-27-1270-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

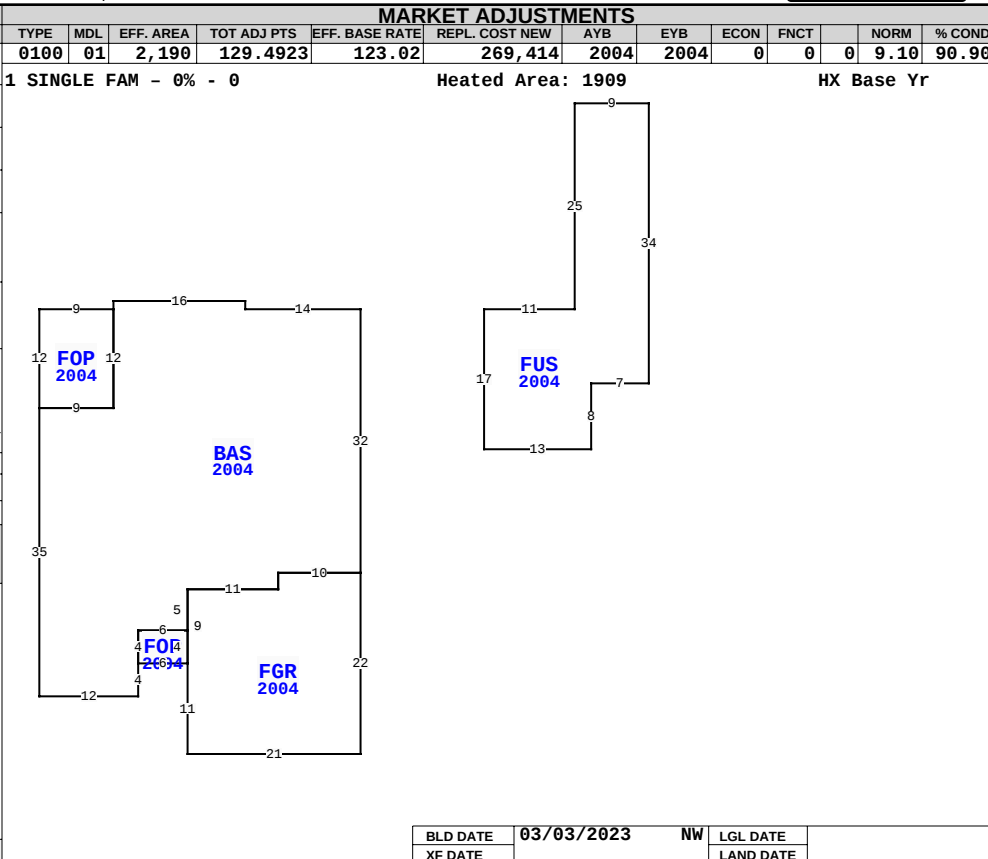
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	156,555
FGR	440	55	242	27,062
FOP	24	30	7	783
FOP	108	30	32	3,579
FUS	509	100	509	56,919
TOTALS	2,481		2,190	244,897

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	0	0	0	925.00	SF	5.20	5.20
3	0855	CONC PAVER	0	0	0	0	63.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT

REVIEW DATE 05/12/2019 BY KBA



BLD DATE		03/03/2023	NW	LGL DATE		
XF DATE				LAND DATE		
INC DATE				AG DATE		

96269 RIDGEWOOD CIR, FERNANDINA BEACH

TOTAL OB/XF										
7,668										

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,897	
TOTAL MARKET OB/XF VALUE		7,668	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		317,565	
SOH/AGL Deduction		43,800	
ASSESSED VALUE		273,765	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		273,765	
TOTAL JUST VALUE		317,565	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		327,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413084	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1925/1407	6/25/2014	QC	U	I	11
GRANTOR: MOORE JANE E					
GRANTEE: MOORE CHARLES E					
1925/1409	6/24/2014	WD	U	I	38
GRANTOR: MOORE CHARLES E					
GRANTEE: IH4 PROPERTY FLORID					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W14 N1 W16 S1 FOP=[YR=2004] W9 S12 E9 N12\$ S12 W9 S35 E12 N4 FOP=[YR=2004] E6 FGR=[YR=2004] S11 E21 N22 W10 S2 W11 S9\$ N4 W6 S4\$ N4 E6 N5 E11 N2 E10 N32\$ PTR=E15 FUS=[YR=2004] E11 N25 E9 S34 W7 S8 W13 N17 \$ W15 \$.					

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