

LOT 55
IN OR 2009/496
LOFTON POINTE PB 6/325

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

2024

01-2N-27-1270-0055-0000



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	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	1,872	100	1,872	196,761
FGR	418	55	230	24,175
FOP	36	30	11	1,156
FOP	133	30	40	4,204
FOP	114	30	34	3,573
FSP	76	40	30	3,153

TOTALS	2,649		2,217	233,024
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	576.00	SF	5.20	5.20	100	2004
2	0855	CONC PAVER	0	0	0	66.00	SF	10.00	10.00	100	2004
3	0471	VINYL FNC	0	0	0	266.00	LF	32.00	32.00	100	2004
4	0470	VNYL GATE	0	0	0	2.00	UT	300.00	300.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,217	121.7160	115.63	256,352	2004	2004	0	0	9.10	90.90
1 SINGLE FAM - 0% - 0 Heated Area: 1872 HX Base Yr											
96085 RIDGEWOOD CIR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF											
8,902											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,024	
TOTAL MARKET OB/XF VALUE		8,902	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		306,926	
SOH/AGL Deduction		38,648	
ASSESSED VALUE		268,278	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		268,278	
TOTAL JUST VALUE		306,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412377	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2009/0496	10/09/2015	WD Q	Q	I	01
GRANTOR: NELSON ROBERT G & TIN					
GRANTEE: IH6 PROPERTY FLORID					
1867/0939	7/10/2013	WD Q	Q	I	01
GRANTOR: OSBORNE WILLIAM K & N					
GRANTEE: NELSON ROBERT G & T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] L3 U3 W8 D3 L3 FSP=[YR=2011] N4 FOP=[YR=2011] N6 W19 S6 E19 \$ W19 S4 E19 \$ FOP=[YR=2004] W19 S7 E19 N7 \$ S7 W19 N7 W11 S50 E9 FOP=[YR=2004] S4 E9 N4 W9 \$ E16 FGR=[YR=2004] S10 E19 N22 W19 S12 \$ N12 E19 N38 \$.											