

TH3 PROPERTY FLORIDA LP
 C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
 DALLAS, TX 75201

11-2N-26-2051-0084-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5005.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5941001,594150,183

FGR4265523422,047

FOP6530201,884

FOP10030302,826

PTO9054377

TOTALS2,2751,882177,317

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100011,882107.8000102.41192,73620072007008.0092.00

1 SINGLE FAM - 0% - 0Heated Area: 1594HX Base Yr

BLD DATE09/26/2007JM

XF DATE09/26/2007JM

LGL DATE

INC DATEAG DATE

ORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

100200720073883,084

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE177,317

TOTAL MARKET OB/XF VALUE3,084

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE235,401

SOH/AGL Deduction16,482

ASSESSED VALUE218,919

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE218,919

TOTAL JUST VALUE235,401

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE227,487

PERMIT NUMDESCRIPTIONAMTISSUED

E19764ELEC OTHER1,50008/01/2007

M13183MECH OTHER008/01/2007

C20106CO ISSUED006/01/2007

R10487REPAIR/RRF2,00006/01/2007

B20106NEW CONSTR150,67806/01/2007

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE

1929/16345/16/2014WDUUI11100

GRANTOR: PROTHERO KELLY C

GRANTEE: IH3 PROPERTY FLORID

1897/076612/31/2013QCUII11100

GRANTOR: PROTHERO RUSSELL D

GRANTEE: PROTHERO KELLY C

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W10 PTO=[YR=2007] W9 S10 BAS=[YR=2007] W19 S35
FGR=[YR=2007] S23 E21 N20 W19 N3 W2\$ E2 S3 E19 S13 E12
FOP=[YR=2007] E5 N13 W5 S13 \$ N13 E5 N38 W19\$ E9 N10\$ S10
E10 N10\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS