

LOT 102
IN OR 2002/277
NORTH HAMPTON PHASE 1 PB 6/215

IH5 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2024

12-2N-27-1460-0102-0000



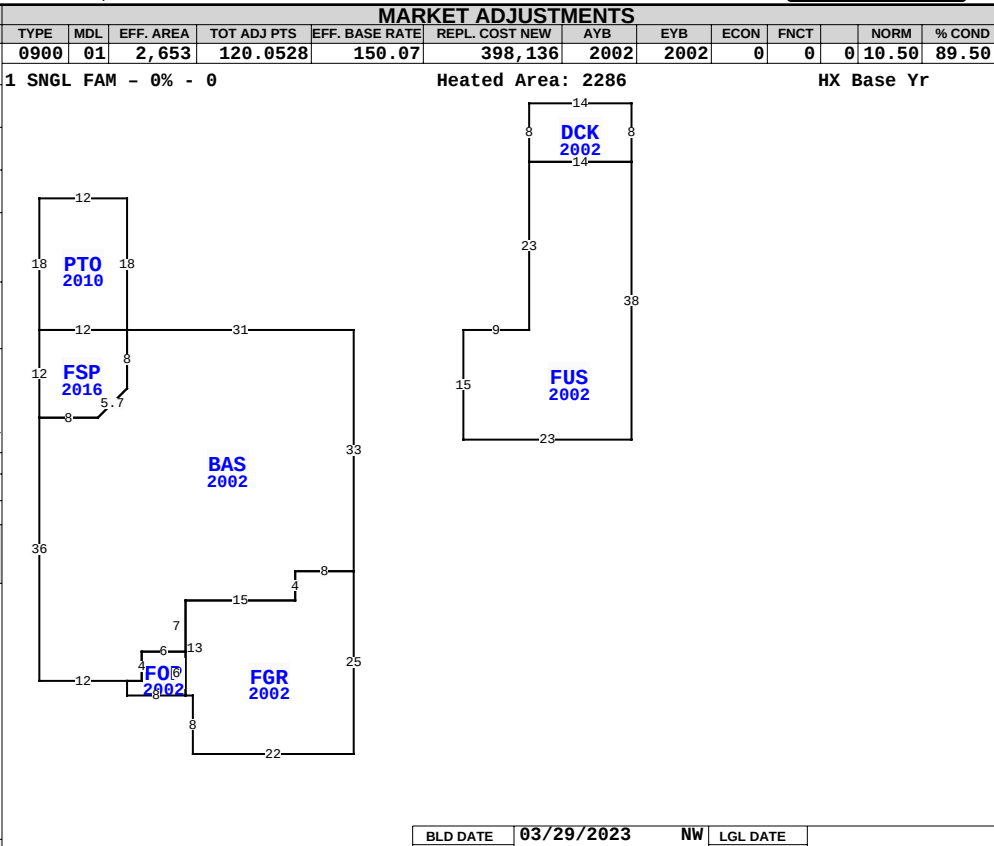
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1,619	217,452
DCK	112	10	11	1,478
FGR	507	55	279	37,474
FOP	40	30	12	1,612
FSP	136	40	54	7,253
FUS	667	100	667	89,587
PTO	216	5	11	1,478
TOTALS	3,297		2,653	356,332

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0462	ST/AL FNC	0	0	0	0	288.00	SF	10.00
3	0911	SCRN RM A	0	0	12	18	216.00	SF	17.50
4	0855	CONC PAVER	0	0	0	0	664.00	SF	10.00
5	0855	CONC PAVER	0	0	0	0	287.00	SF	10.00
6	0855	CONC PAVER	0	0	0	0	134.00	SF	10.00
7	0835	QUARY TILE	0	0	0	0	204.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	0	0003	PUD	0.00	0.00	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86454 EASTPORT DR, FERNANDINA BEACH

TOTAL OB/XF									
16,565									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	356,332		
TOTAL MARKET OB/XF VALUE	16,565		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	477,897		
SOH/AGL Deduction	94,546		
ASSESSED VALUE	383,351		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	383,351		
TOTAL JUST VALUE	477,897		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	462,252		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2002/0277	9/02/2015	WD	Q	I	01
					SALE PRICE
					270,000
GRANTOR: DUBOSE STEPHEN E & CH					
GRANTEE: IH5 PROPERTY FLORID					
1916/1246	5/09/2014	WD	Q	I	01
					280,000
GRANTOR: HACKETT JOAN D					
GRANTEE: DUBOSE STEPHEN E &					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W31PT0=[YR=2010] N18 W12 S18 E12\$ FSP=[YR=2016] W12 S12 E8 U4 R4 N8\$ S8 D4 L4 W8 S36 E12 FOP=[YR=2002] S2 E8 FGR=[YR=2002] E1 S8 E22 N25 W8 S4 W15 S13 \$ N6 W6 S4 W2 \$ E2 N4 E6 N7 E15 N4 E8 N33 \$ PTR= E15 FUS=[YR=2002] E9 N23DCK=[YR=2002] N8 E14 S8 W14 \$ E14 S38 W23 N15 \$ W15 \$.									