

LOT 24
IN OR 2016/693
ESMT PT OR 1164/35

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

2024

27-2N-28-1840-0024-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 90
Exterior Wall	21 STONE 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
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

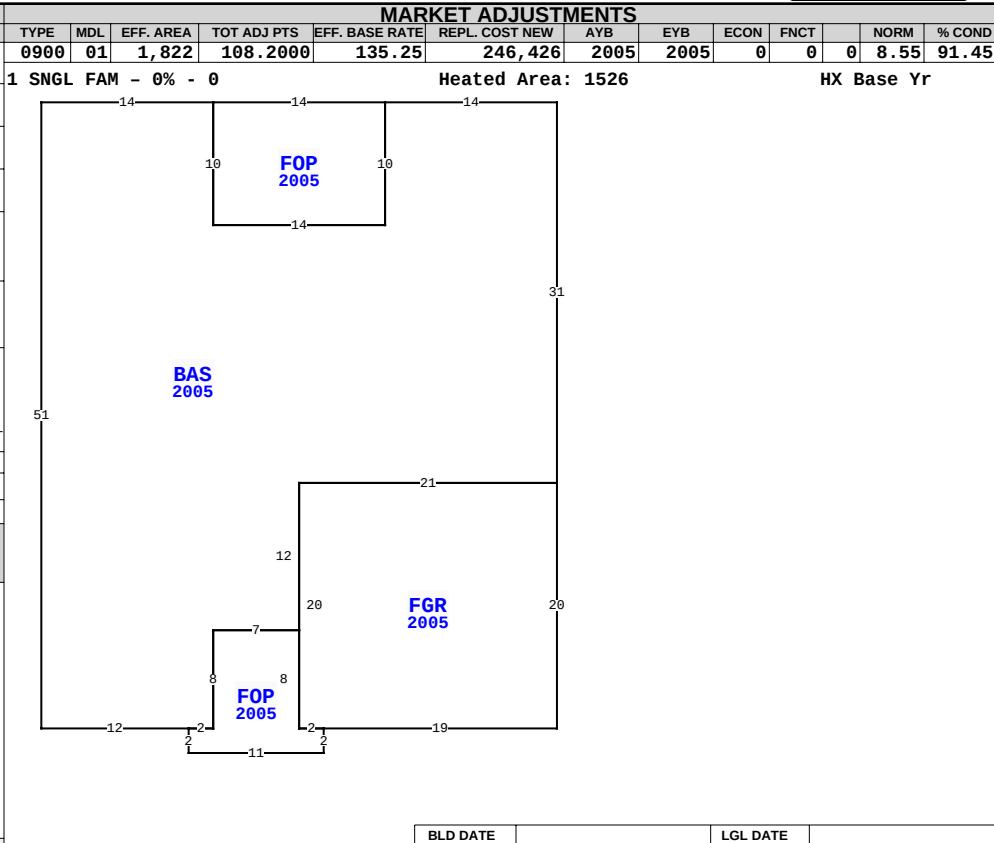
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1,526	188,745
FGR	420	55	231	28,572
FOP	78	30	23	2,845
FOP	140	30	42	5,195
TOTALS	2,164		1,822	225,357

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	781.00	SF	5.20	5.20	100	2005

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
3,493											

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3,493											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 225,357											
TOTAL MARKET OB/XF VALUE 3,493											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 303,850											
SOH/AGL Deduction 50,257											
ASSESSED VALUE 253,593											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 253,593											
TOTAL JUST VALUE 303,850											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 293,796											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14094	NEW CONSTR	0	12/01/2004
E0414087	ELEC OTHER	2,000	12/01/2004
M0409087	H/AC	0	12/01/2004
P0408786	OTHER	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2016/0693	10/21/2015	SW	U	I	12	138,000	
GRANTOR: HOMEBANC MORTGAGE TRU							
GRANTEE: IH6 PROPERTY FLORID							
1970/1370	3/27/2015	CT	U	I	18	130,100	
GRANTOR: CLERK OF COURT							
GRANTEE: HOMEBANC MORTGAGE T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W14 FOP=[YR=2005] W14 S10 E14 N10 \$ S10 W14 N10 W14 S51 E12 FOP=[YR=2005] S2 E11 N2 FGR=[YR=2005] E19 N20 W21 S20 E2 \$ W2 N8 W7 S8 W2 \$ E2 N8 E7 N12 E21 N31 \$.											