LOT 258
IN OR 1982/229
HERON ISLES PHASE #1 PB 7/40

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

2024

37-3N-28-0740-0258-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

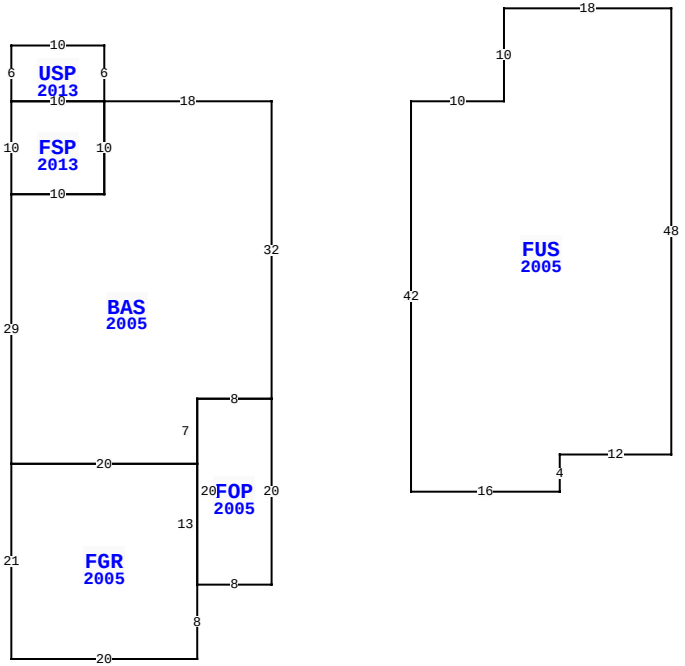
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	91,588
FGR	420	55	231	22,603
FOP	160	30	48	4,697
FSP	100	40	40	3,914
FUS	1,308	100	1,308	127,988
USP	60	30	18	1,761
TOTALS	2,984		2,581	252,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,581	112.5696	106.94	276,012	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 2244 HX Base Yr



96042 MORTON LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,551
TOTAL MARKET OB/XF VALUE	3,969
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	311,520
SOH/AGL Deduction	40,180
ASSESSED VALUE	271,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,340
TOTAL JUST VALUE	311,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15286	ELEC OTHER	2,000	07/01/2005
M09995	MECH OTHER	0	07/01/2005
P0509413	OTHER	0	05/01/2005
R046991	REPAIR/RRF	5,000	12/01/2004
B0414229	NEW CONSTR	161,462	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1982/0229	5/11/2015	WD	Q	I	01	152,500
GRANTOR: SILVA MICHAEL						
GRANTEE: IH5 PROPERTY FLORID						
1724/0549	2/03/2011	WD	U	I	11	88,000
GRANTOR: BANK OF AMERICA N A						
GRANTEE: SILVA MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 USP=[YR=2013] N6 W10 S6 FSP=[YR=2013] S10 E10 N10W10$ E10$ S10 W10 S29 FGR=[YR=2005] S21 E20 N8 FOP=[YR=2005] E8 N20 W8 S20$ N13 W20$ E20 N7 E8 N32$ PTR=E15 FUS=[YR=2005] E10 N10 E18 S48 W12 S4 W16 N42$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	2005	2005	3	86	3,667	
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	2005	2005	3	86	302	

LAND DESCRIPTION

TOTAL OB/XF 3,969

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS