

LOT 369
IN OR 1914/997
HERON ISLES #2 PB 7/218

IH4 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2024

37-3N-28-0740-0369-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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	1,227	100	1,227	137,544
FGR	415	55	228	25,559
FOP	35	30	10	1,121
PTO	100	5	5	561
TOTALS	1,777		1,470	164,784

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	629.00	SF	5.20	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	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	1,470	125.6640	119.38	175,489	2010	2010	0	0	6.10	93.90
1 SINGLE FAM - 0% - 0 Heated Area: 1227 HX Base Yr											

96393 COMMODORE POINT DR, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
629.00	SF	5.20	5.20	100	2010	2010	3	91	2,976		

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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			164,784
TOTAL MARKET OB/XF VALUE			2,976
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			222,760
SOH/AGL Deduction			26,720
ASSESSED VALUE			196,040
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			196,040
TOTAL JUST VALUE			222,760
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			215,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23897	CO ISSUED	0	11/19/2010
E22938	NEW CONSTR	0	09/01/2010
M15640	H/AC	0	09/01/2010
P14433	NEW CONSTR	0	09/01/2010
B23897	NEW CONSTR	137,046	08/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1914/0997	4/17/2014	WD	Q	I	01
GRANTOR: WILLIAMS LATRELLE G					
GRANTEE: IH4 PROPERTY FLORID					
1715/1666	12/16/2010	WD	Q	I	03
GRANTOR: D R HORTON INC					
GRANTEE: WILLIAMS LATRELLE G					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W18 PTO=[YR=2010] N10 W10 S10 E10 \$ W21 S20 FGR=[YR=2010] S23 E19 FOP=[YR=2010] E5 N7 W5 S7 \$ N21 W11 N2 W8 \$ E8 S2 E11 S14 E5 S7 E15 N43 \$.									