LOT 48
IN OR 1899/913
VILLAGES OF WOODBRIDGE #2

IH3 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

**2024**

**40-2N-28-225V-0002-0480**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 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 | 11 | CLAY TILE 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 |

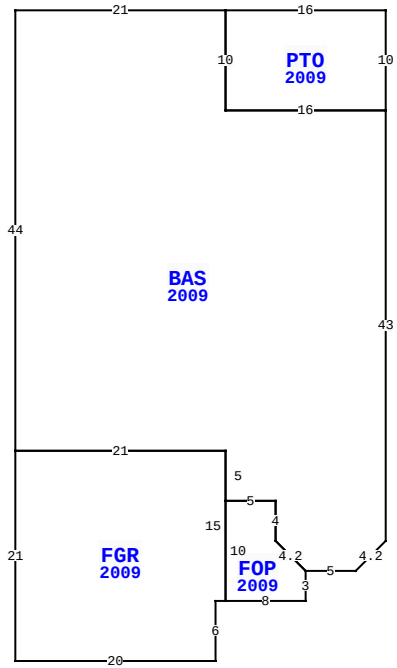
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,616 | 100 | 1,616 | 173,763 |
| FGR | 435 | 55 | 239 | 25,699 |
| FOP | 64 | 30 | 19 | 2,043 |
| PTO | 160 | 5 | 8 | 860 |
| TOTALS | 2,275 | | 1,882 | 202,365 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,882 | 121.7062 | 115.62 | 217,597 | 2009 | 2009 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1616 HX Base Yr




| | |
|---|---|
| BLD DATE | 09/23/2009 RK |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 05/18/2023 MLU |
| AG DATE | |

95043 VENTURES CT, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 202,365 |
| TOTAL MARKET OB/XF VALUE | 2,831 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 280,196 |
| SOH/AGL Deduction | 44,367 |
| ASSESSED VALUE | 235,829 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 235,829 |
| TOTAL JUST VALUE | 280,196 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 253,566 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C22009 | CO ISSUED | 0 | 02/18/2009 |
| E21415 | NEW CONSTR | 1,900 | 11/01/2008 |
| M14262 | H/AC | 0 | 11/01/2008 |
| P13538 | NEW CONSTR | 0 | 10/01/2008 |
| R11605 | REPAIR/RRF | 1,500 | 10/01/2008 |
| B22009 | NEW CONSTR | 189,260 | 10/01/2008 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1899/0913 | 1/10/2014 | WD | Q | I | 01 | 160,000 |
| GRANTOR: HIGGINS ANGELA DAWN | | | | | | |
| GRANTEE: IH3 PROPERTY FLORID | | | | | | |
| 1760/0674 | 10/12/2011 | WD | U | I | 11 | 142,800 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: HIGGINS ANGELA DAWN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

PTO=[YR=2009] W16 BAS=[YR=2009] W21 S44 FGR=[YR=2009] S21 E20 N6 E1 FOP=[YR=2009] E8 N3 U3 L3 N4 W5 S10 $ N15 W21 $ E21 S5 E5 S4 D3 R3 E5 U3 R3 N43 W16 N10 $ S10 E16 N10 $ .

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 605.00 | SF | 5.20 | 5.20 | 100 | 2009 | 2009 | 3 | 90 | 2,831 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,831

| 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 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 12/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS