

LOT 2-39
IN OR 2117/918
THE HIDEAWAY #2 PB 7/233

2017-1 IH BORROWER LP
1717 MAIN STREET STE 2000
DALLAS, TX 75201

2024

42-2N-27-4370-0002-0390



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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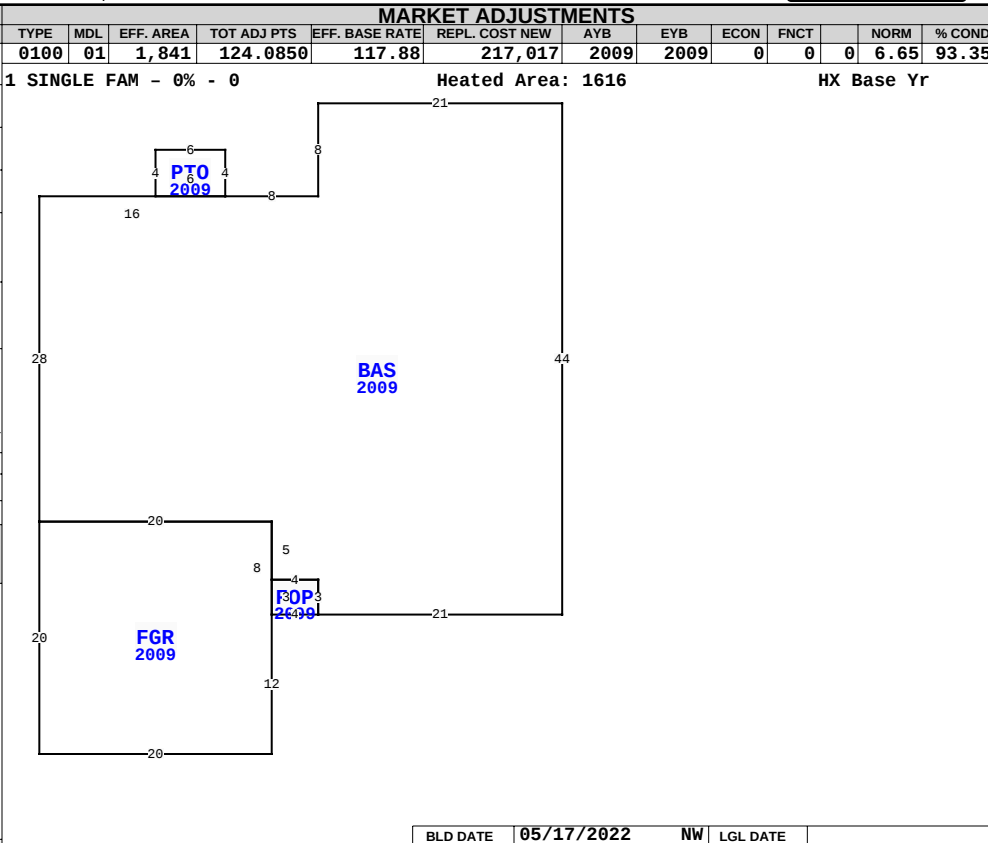
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	177,826
FGR	400	55	220	24,209
FOP	12	30	4	441
PTO	24	5	1	110
TOTALS	2,052		1,841	202,585

EXTRA FEATURES	
L N	OB/XF CODE

L N	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	93	1,860	
2	0810	CONCRETE A	0	0	0	0	446.00	SF	6.50	6.50	100	2009	2009	3	90	2,609	
3	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2009	2009	3	90	351	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	000

REVIEW DATE	03/25/2019	BY	SBA
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86032 SANDS WAY, YULEE

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											4,820	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
3 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			202,585
TOTAL MARKET OB/XF VALUE			4,820
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			257,405
SOH/AGL Deduction			18,182
ASSESSED VALUE			239,223
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			239,223
TOTAL JUST VALUE			257,405
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21962	CO ISSUED	0	06/30/2009
E21690	ELEC OTHER	2,000	03/01/2009
M14439	MECH OTHER	0	03/01/2009
P13692	OTHER	0	03/01/2009
R11577	REPAIR/RRF	2,800	10/01/2008
B21962	NEW CONSTR	150,000	10/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/0918	4/28/2017	SW	U	I	11	100
GRANTOR: IH3 PROPERTY FLORIDA						
GRANTEE: 2017 1 IH BORROWER						
1906/1630	2/28/2014	WD	Q	I	02	157,000
GRANTOR: ESCOTT JAMIE L						
GRANTEE: IH3 PROPERTY FLORID						
BUILDING NOTES						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2009] W21 S8 W8 PTO=[YR=2009] N4 W6 S4 E6\$ W16 S28 FGR=[YR=2009] S20 E20 N12 FOP=[YR=2009] E4 N3 W4 S3\$ N8 W20\$ E20 S5 E4 S3 E21 N44\$.	