LOT 98
IN OR 1929/321
THE HIDEAWAY #2 PB 7/233

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

2024

42-2N-27-4370-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

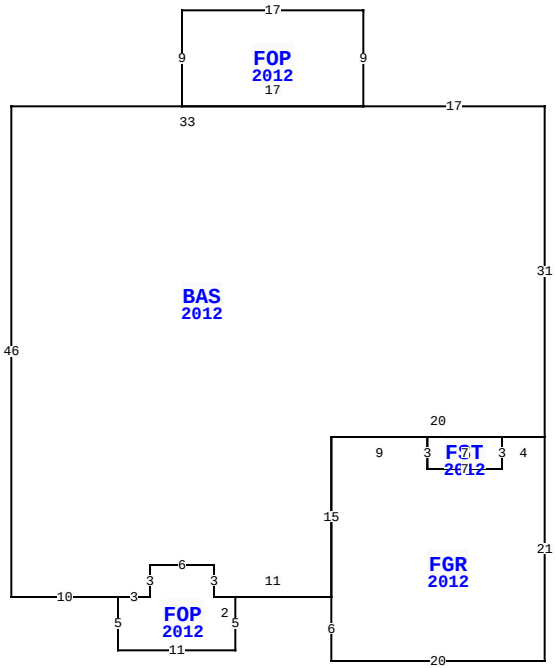
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	221,004
FGR	399	55	219	24,420
FOP	73	30	22	2,453
FOP	153	30	46	5,129
FST	21	55	12	1,338
TOTALS	2,628		2,281	254,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,281	123.7446	117.56	268,154	2012	2012	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 0 Heated Area: 1982 HX Base Yr



86121 FORTUNE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,344
TOTAL MARKET OB/XF VALUE	2,805
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	307,149
SOH/AGL Deduction	44,467
ASSESSED VALUE	262,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,682
TOTAL JUST VALUE	307,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25931	CO ISSUED	0	08/08/2012
E25082	NEW CONSTR	0	05/01/2012
250222	ELEC OTHER	0	05/01/2012
M17209	H/AC	0	05/01/2012
P15860	NEW CONSTR	0	04/01/2012
B25931	NEW CONSTR	222,608	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1929/0321	7/15/2014	WD	U	I	38	147,000
GRANTOR: BALLOK CHARLES & DORO						
GRANTEE: IH4 PROPERTY FLORID						
1818/0829	10/02/2012	WD	Q	I	02	166,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BALLOK CHARLES & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N9 W17 S9 E17$ W33 S46 E10
FOP=[YR=2012] S5 E11 N5 W2 N3 W6 S3 W3$ E3 N3 E6 S3 E11
FGR=[YR=2012] S6 E20 N21 W4 FST=[YR=2012] W7 S3 E7 N3$ S3
W7 N3 W9 S15$ N15 E20 N31$.

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	505.00	SF	5.20	5.20	100	2012	2012	3	93	2,442	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2012	2012	3	93	363	

LAND DESCRIPTION

TOTAL OB/XF 2,805

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	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS