LOT 76
IN OR 2015/1293
THE HIDEAWAY #3 REPLAT

IH6 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2024

42-2N-27-4371-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

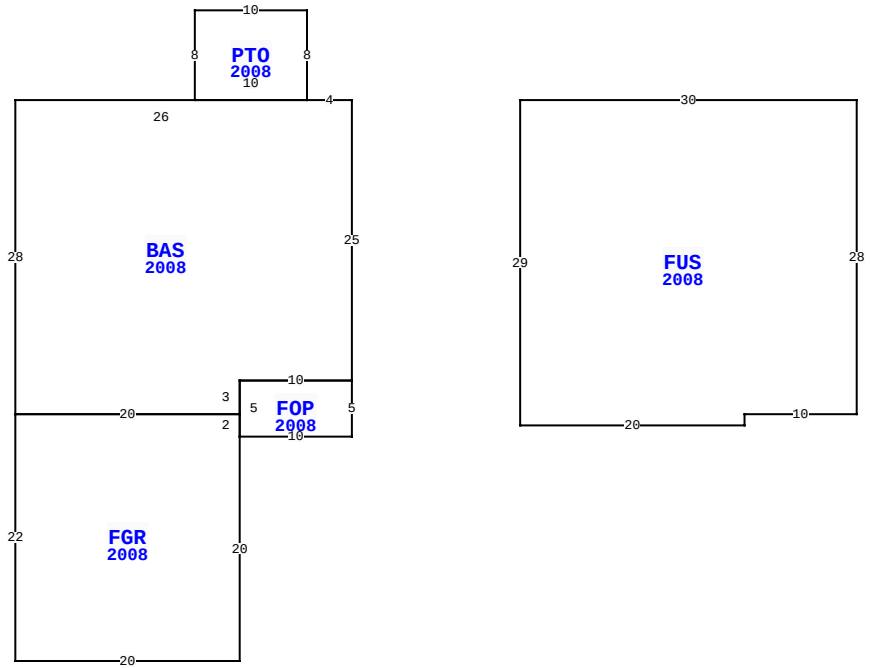
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	810	100	810	87,686
FGR	440	55	242	26,198
FOP	50	30	15	1,624
FUS	860	100	860	93,098
PTO	80	5	4	433
TOTALS	2,240		1,931	209,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	122.7303	116.59	225,135	2008	2008	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 0 Heated Area: 1670 HX Base Yr



86238 CAESARS AVE, 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	209,038
TOTAL MARKET OB/XF VALUE	3,088
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	262,126
SOH/AGL Deduction	16,911
ASSESSED VALUE	245,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,215
TOTAL JUST VALUE	262,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20974	CO ISSUED	198,200	10/24/2008
M13619	MECH OTHER	0	02/01/2008
E20428	ELEC OTHER	2,000	01/01/2008
R10971	REPAIR/RRF	2,000	01/01/2008
P12978	OTHER	0	01/01/2008
B20974	NEW CONSTR	198,200	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2015/1293	11/19/2015	SW	U	I	12	133,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: IH6 PROPERTY FLORID						
1981/1017	5/26/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 PTO=[YR=2008] N8 W10 S8 E10$ W26 S28 FGR=[YR=2008] S22 E20 N20 FOP=[YR=2008] E10 N5 W10 S5$ N2 W20$ E20 N3 E10 N25$ PTR=E15 FUS=[YR=2008] E30 S28 W10 S1 W20 N29$ 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	0811	CONCRETE B	0	0	0	0	566.00	SF	5.20	5.20	100	2008	2008	3	89	2,619	
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2008	2008	3	89	469	

LAND DESCRIPTION

TOTAL OB/XF 3,088

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS