LOT 39
IN OR 1923/310
ROSES BLUFF SUB PB 7/110

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

2024

42-3N-28-1870-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

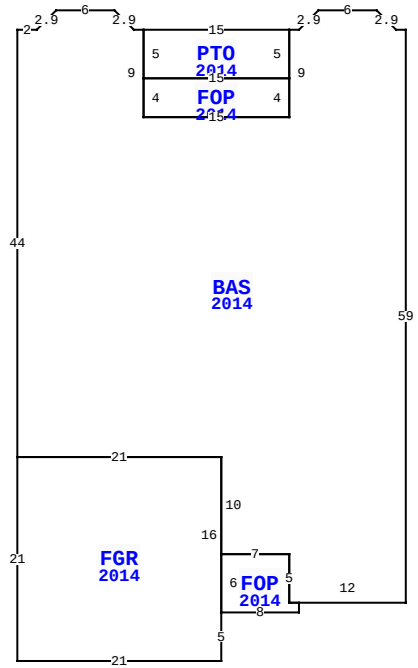
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4063.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	1,907	236,177
FGR	441	55	243	30,095
FOP	43	30	13	1,610
FOP	60	30	18	2,229
PTO	75	5	4	496
TOTALS	2,526		2,185	270,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,185	103.3704	129.21	282,324	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 0% - 0 Heated Area: 1907 HX Base Yr



97184 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	270,608
TOTAL MARKET OB/XF VALUE	6,620
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	352,228
SOH/AGL Deduction	57,221
ASSESSED VALUE	295,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,007
TOTAL JUST VALUE	352,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327062	CO ISSUED	0	02/06/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0310	6/09/2014	SW	Q	I	01	187,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: IH4 PROPERTY FLORID						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W1 U2 L2 W6 D2 L2 W1 PTO=[YR=2014] W15 S5 FOP=[YR=2014] S4 E15 N4 W15 $ E15 N5 $ S9 W15 N9 W1 U2 L2 W6 D2 L2 W2 S44 FGR=[YR=2014] S21 E21 N5 FOP=[YR=2014] E8 N1 W1 N5 W7 S6 $ N16 W21 $ E21 S10 E7 S5 E12 N59 $.

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	0810	CONCRETE A	0	0	0	0	1,072.00	SF	6.50	6.50	100	2014	2014	3	95	6,620	

LAND DESCRIPTION

TOTAL OB/XF 6,620

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS