

TH5 PROPERTY FLORIDA LP
 C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
 DALLAS, TX 75201

01-2N-27-1270-0008-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 80
Exterior Wall 16 WD FR STUC 20
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 14 CARPET 70
Interior Floor 11 CLAY TILE 30
Air Condition 03 CENTRAL 100
Heating Type Bedrooms 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories 02 WOOD FRAME 100
Units 1. 1. 100
Occupancy 0 100
None 100

Quality 06 Quality Level 06
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 04
NEIGHBORHOOD/LOC 4044.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2004	1,836	204,376
FGR	476	55	2004	262	29,164
FOP	24	30	2004	7	779
FOP	144	30	2004	43	4,787

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBYECONFNCTNORM% COND

0100012,148123.4065123.41265,08520042004009.8090.20

1 SINGLE FAM - 0% - 0Heated Area: 1836HX Base Yr

The floor plan shows a main rectangular building with several smaller additions. Dimensions are labeled along the perimeter and internal walls. Areas are calculated for different parts of the building: BAS (Base Area) is 1,836 sq ft; FGR (Front Garden Room) is 476 sq ft; FOP (Front Porch) is 24 sq ft. The total gross area is 2,480 sq ft.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE239,107

TOTAL MARKET OB/XF VALUE6,228

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE310,335

SOH/AGL Deduction26,350

ASSESSED VALUE283,985

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE283,985

TOTAL JUST VALUE310,335

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE299,713

PERMIT NUMDESCRIPTIONAMTISSUED

B0412969NEW CONSTR001/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2002/1282	9/04/2015	WD	U	I	37	152,500

GRANTOR:MCKINZIE MARK A

GRANTEE:IH5 PROPERTY FLORID

2002/12809/10/2014TDUII11100

GRANTOR:EXETER FIDUCIARY SERV

GRANTEE:MCKINZIE MARK A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 FOP=[YR=2004] W12 S12 E12 N12 \$ S12 W12 S44 E11 N2 FOP=[YR=2004] E6 FGR=[YR=2004] S16 E22 N20 W13 N4 W9 S8\$ N4 W6 S4 \$ N4 E6 N4 E9 S4 E13 N50 \$.

LAND DESCRIPTIONTOTAL OB/XF6,228

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/06/2023BYNWA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS