

TH4 PROPERTY FLORIDA LP
 C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
 DALLAS, TX 75201

01-2N-27-1270-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TOTALS

EXTRA FEATURES

L N OBI/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

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE05/12/2019BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYBECONFNCTNORM% COND

BLD DATEXF DATEINC DATENWLGGL DATELAND DATEAG DATE

96269 RIDGEWOOD CIR, FERNANDINA BEACHFLORIDA 32110

FOP2004BAS2004FGR2004FUS2004

TOTAL OB/XF7,579

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE256,359TOTAL MARKET OB/XF VALUE7,579TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE328,938SOH/AGL Deduction27,797ASSESSED VALUE301,141TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE301,141TOTAL JUST VALUE328,938NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE317,565

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSNCDSALE PRICE

1925/14076/25/2014QCUDII11100GRANTOR: MOORE JANE EGRANTEE: MOORE CHARLES E1925/14096/24/2014WDUII38150,000GRANTOR: MOORE CHARLES EGRANTEE: IH4 PROPERTY FLORIDABUILDING NOTESBUILDING DIMENSIONS

BAS=[YR=2004] W14 N1 W16 S1 FOP=[YR=2004] W9 S12 E9 N12\$ S12 W9 S35 E12 N4 FOP=[YR=2004] E6 FGR=[YR=2004] S11 E21 N22 W10 S2 W11 S9\$ N4 W6 S4\$ N4 E6 N5 E11 N2 E10 N32\$ PTR=E15 FUS=[YR=2004] E11 N25 E9 S34 W7 S8 W13 N17 \$ W15 \$.