

LOT 55
IN OR 2009/496
LOFTON POINTE PB 6/325

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

2025

01-2N-27-1270-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 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

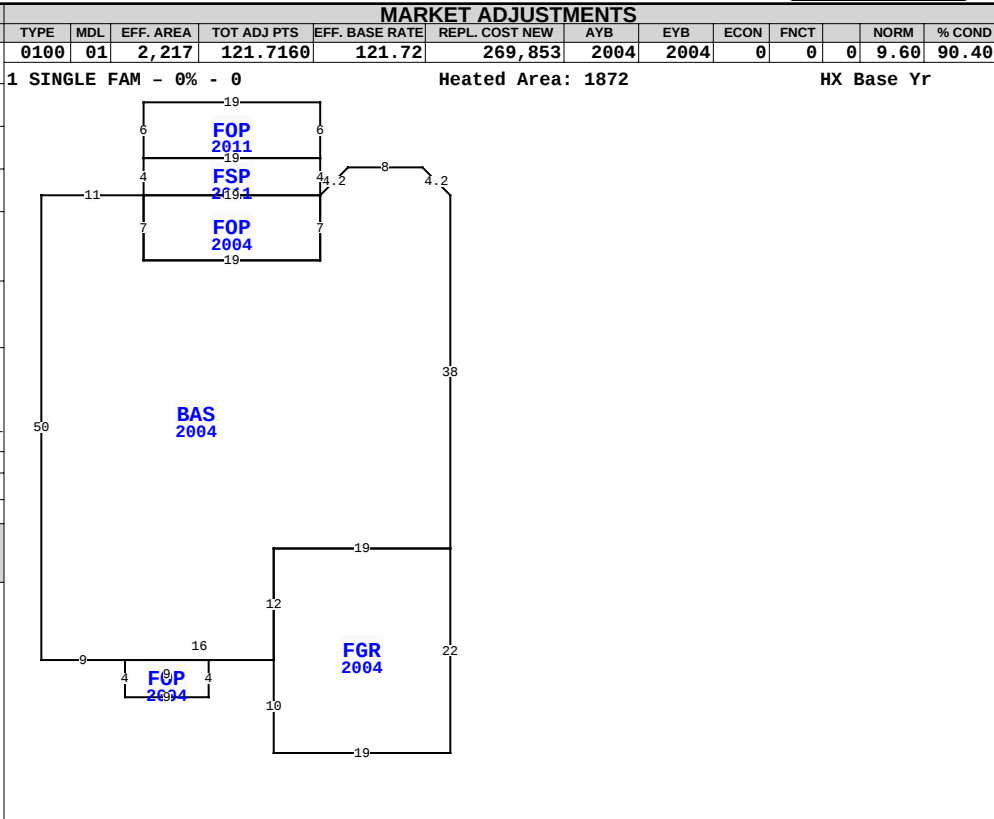
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2004	1,872	205,985
FGR	418	55	2004	230	25,308
FOP	36	30	2004	11	1,210
FOP	133	30	2004	40	4,402
FOP	114	30	2011	34	3,741
FSP	76	40	2011	30	3,301

TOTALS	2,649			2,217	243,947
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20
2	0855	CONC PAVER	0	0	0	0	66.00	SF	10.00
3	0471	VINYL FNC	0	0	0	0	266.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00



96085 RIDGEWOOD CIR, FERNANDINA BEACH				BLD DATE		03/03/2023		NW		LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
576.00		SF	5.20	5.20	100	2004	2004	3	83	2,486		
66.00		SF	10.00	10.00	100	2004	2004	3	83	548		
266.00		LF	32.00	32.00	100	2004	2004	3	61	5,192		
2.00		UT	300.00	300.00	100	2004	2004	3	61	366		

TOTAL OB/XF									
8,592									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,947	
TOTAL MARKET OB/XF VALUE		8,592	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		317,539	
SOH/AGL Deduction		22,433	
ASSESSED VALUE		295,106	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		295,106	
TOTAL JUST VALUE		317,539	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,926	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412377	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2009/0496	10/09/2015	WD	Q	I	01
GRANTOR: NELSON ROBERT G & TIN					
GRANTEE: IH6 PROPERTY FLORID					
1867/0939	7/10/2013	WD	Q	I	01
GRANTOR: OSBORNE WILLIAM K & N					
GRANTEE: NELSON ROBERT G & T					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] L3 U3 W8 D3 L3 FSP=[YR=2011] N4 FOP=[YR=2011] N6 W19 S6 E19 \$ W19 S4 E19 \$ FOP=[YR=2004] W19 S7 E19 N7 \$ S7 W19 N7 W11 S50 E9 FOP=[YR=2004] S4 E9 N4 W9 \$ E16 FGR=[YR=2004] S10 E19 N22 W19 S12 \$ N12 E19 N38 \$.									