

TH6 PROPERTY FLORIDA LP
 C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
 DALLAS, TX 75201

01-2N-27-1270-0096-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 70

Exterior Wall16WD FR STUC 30

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories1.1. 100

Units0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4044.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,83010020031,830195,849

FGR43855200324125,792

FOP66302003202,140

USP264302003798,455

TOTALS2,5982,170232,236

MARKET ADJUSTMENTS

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

0100012,170119.3493119.35258,990200320030010.3389.67

1 SINGLE FAM - 0% - 0Heated Area: 1830HX Base Yr

BLD DATE03/03/2023NW

XF DATELGL DATE

INC DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE232,236

TOTAL MARKET OB/XF VALUE6,149

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE303,385

SOH/AGL Deduction22,054

ASSESSED VALUE281,331

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE281,331

TOTAL JUST VALUE303,385

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE293,072

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2010/156510/22/2015WDQI01178,000

GRANTOR: RENFRO JOSEPH R JR &

GRANTEE: IH6 PROPERTY FLORID

1987/04305/28/2015WDQI01180,000

GRANTOR: WALDROP KATHLEEN FRAN

GRANTEE: RENFRO JOSEPH R JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 USP=[YR=2003] N12 W22 S12 E22\$ W25 S21 W3 D3 L3 S17 FGR=[YR=2003] S23 E20 N1 FOP=[YR=2003] E6 N11 W6 S11\$ N20 W11 N2 W9\$ E9 S2 E11 S9 E6 S10 E13 N62\$.

EXTRA FEATURES

96232 RIDGEWOOD CIR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200320033863,010

20810CONCRETE A0000565.00SF6.506.50100200320033823,011

30810CONCRETE A0008324.00SF6.506.5010020032003382128

TOTAL OB/XF6,149

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND0PUD0.000.001.00LT1.001.0065,000.0065,000.0065,000

REVIEW DATE01/06/2023BYNWA

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