

IH5 PROPERTY FLORIDA LP
 C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
 DALLAS, TX 75201

12-2N-27-1460-0102-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 2,653 120.0528 158.47 420,421 2002 2002 0 0 0 11.00 89.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 0% - 0 Heated Area: 2286 HX Base Yr										BUILDING MARKET VALUE 374,175									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 16,333									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 105,000									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 495,508									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 73,822									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 421,686									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 421,686									
Bathrooms 2.5 100																				TOTAL JUST VALUE 495,508									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 477,897									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4043.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,619 100 2002 1,619 228,341																													
DCK 112 10 2002 11 1,551																													
FGR 507 55 2002 279 39,350																													
FOP 40 30 2002 12 1,693																													
FSP 136 40 2016 54 7,616																													
FUS 667 100 2002 667 94,072																													
PTO 216 5 2010 11 1,551																													
TOTALS 3,297 2,653 374,175																													
EXTRA FEATURES										86454 EASTPORT DR, FERNANDINA BEACH																			
L N 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 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2002 2002 3 85 2,975																													
2 0462 ST/AL FNC 0 0 0 0 288.00 SF 10.00 10.00 100 2002 2002 3 29 835																													
3 0911 SCRNM A 0 0 12 18 216.00 SF 17.50 17.50 100 2004 2004 3 21 794																													
4 0855 CONC PAVER 0 0 0 0 664.00 SF 10.00 10.00 100 2011 2011 3 91 6,042																													
5 0855 CONC PAVER 0 0 0 0 287.00 SF 10.00 10.00 100 2011 2011 3 91 2,612																													
6 0855 CONC PAVER 0 0 0 0 134.00 SF 10.00 10.00 100 2011 2011 3 91 1,219																													
7 0835 QUARY TILE 0 0 0 0 204.00 SF 10.00 10.00 100 2011 2011 3 91 1,856																													
LAND DESCRIPTION										TOTAL OB/XF 16,333																			
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																													
1 000140 C RES GOLF 0 0003 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 105,000.00 105,000.00 105,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000										PRINTED 07/30/2025 BY SYS									