

LOT 86
IN OR 1924/1459
AMELIA CONCOURSE SUB #1

IH3 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2025

30-2N-28-0150-0086-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

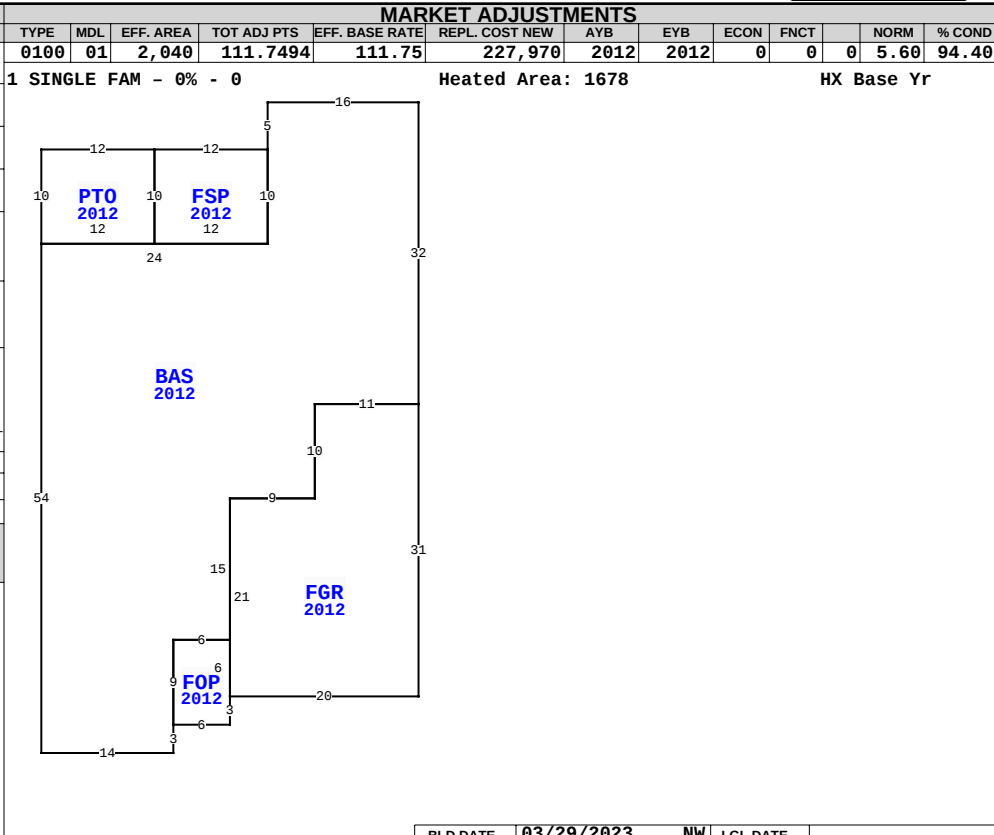
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	2012	1,678	177,016
FGR	530	55	2012	292	30,804
FOP	54	30	2012	16	1,688
FSP	120	40	2012	48	5,064
PTO	120	5	2012	6	633
TOTALS	2,502			2,040	215,204

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	613.00	SF	5.20	5.20	100	2012	2012	3	92	2,933	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C
		RES POND



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF															2,933
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				215,204	
TOTAL MARKET OB/XF VALUE				2,933	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				303,137	
SOH/AGL Deduction				0	
ASSESSED VALUE				303,137	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				303,137	
TOTAL JUST VALUE				303,137	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				283,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25590	CO ISSUED	0	05/07/2012
E24814	NEW CONSTR	0	03/01/2012
E24837	ELEC OTHER	0	03/01/2012
M16926	H/AC	0	03/01/2012
B25590	NEW CONSTR	194,737	01/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1924/1459	6/16/2014	WD	Q	I	01
GRANTOR: RIVERA ARMANDO SANTIA					
GRANTEE: IH3 PROPERTY FLORID					
1793/1670	5/10/2012	WD	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: RIVERA ARMANDO SANT					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2012] W16 S5 FSP=[YR=2012] W12 PTO=[YR=2012] W12 S10 E12 N10\$ S10 E12 N10\$ S10 W24 S54 E14 N3 FOP=[YR=2012] E6 N3 FGR=[YR=2012] E20 N31 W11 S10 W9 S21\$ N6 W6 S9\$ N9 E6 N15 E9 N10 E11 N32\$.														