

LOT 21  
IN OR 1902/1721  
HERON ISLES PHASE #1 PB 7/40

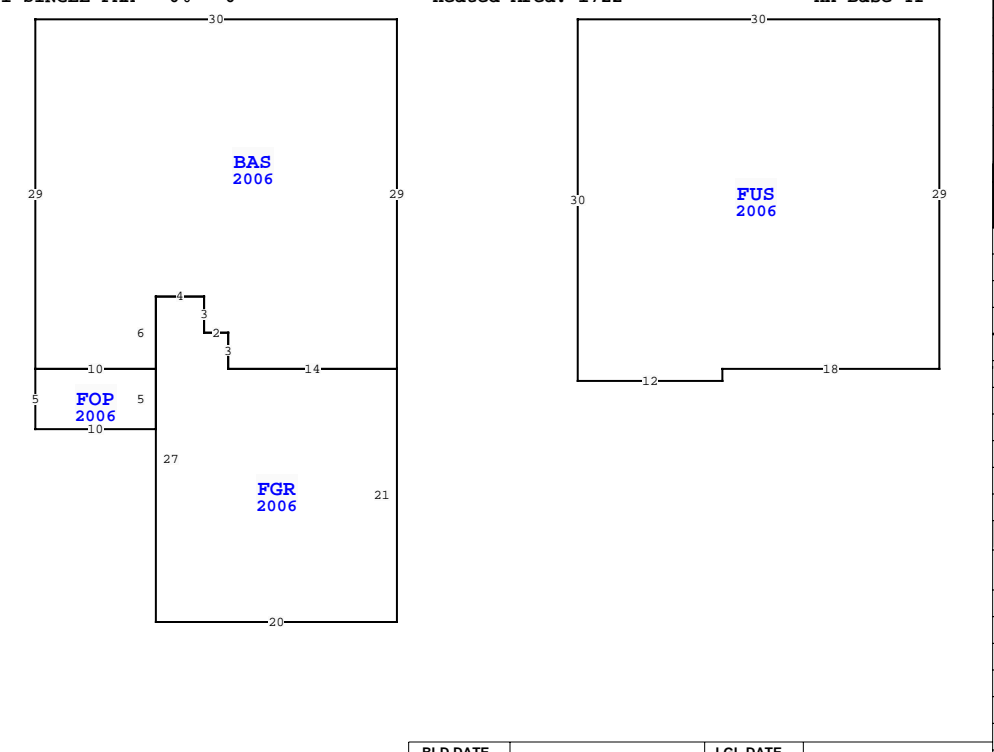
IH3 PROPERTY FLORIDA LP  
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000  
DALLAS, TX 75201

**2025**

37-3N-28-0740-0021-0000  
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,985	112.0581	112.06	222,439	2006	2006	0	0	0	8.65	91.35



Quality	CD	Quality Level
04	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4038.00	
TOTALS	2,222	1,985 203,198

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			203,198
TOTAL MARKET OB/XF VALUE			4,550
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			272,748
SOH/AGL Deduction			20,145
ASSESSED VALUE			252,603
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			252,603
TOTAL JUST VALUE			272,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16460	NEW CONSTR	1,900	12/01/2005
M10860	H/AC	0	12/01/2005
P10216	NEW CONSTR	0	10/01/2005
C15937	CO ISSUED	177,990	08/01/2005
R08152	REPAIR/RRF	1,500	08/01/2005
B15937	NEW CONSTR	177,990	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1902/1721	2/07/2014	SW	Q I	02	125,000	
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: IH3 PROPERTY FLORID						
1877/1753	9/09/2013	CT	U I	18	100	
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES																	
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	0810	CONCRETE A	0	0	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	86	3,309	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	86	402	
3	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	

TOTAL OB/XF													4,550											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES												
FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3 W2 N3 W4 S27 E20\$ PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$ W15 S20\$.												

LAND DESCRIPTION													TOTAL OB/XF												
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								