

LOT 260
IN OR 1910/1584
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

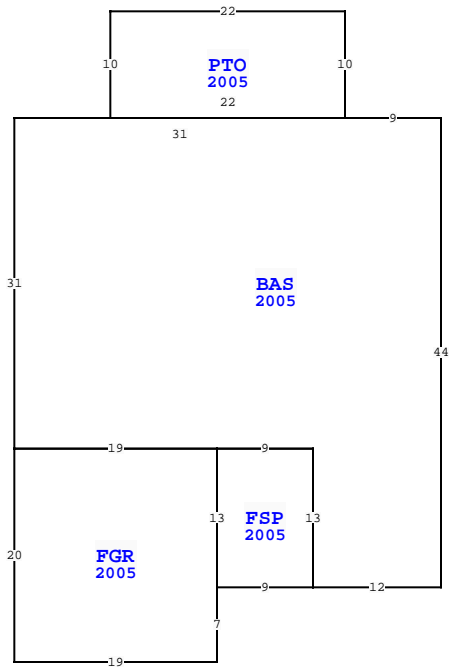
2025

37-3N-28-0740-0260-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
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	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,396	100	2005
FGR	380	55	2005
FSP	117	40	2005
PTO	220	5	2005
TOTALS	2,113		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,663	115.7100	115.71	192,426	2005	2005	0	0	0	9.28	90.72
1 SINGLE FAM - 0% - 0 Heated Area: 1396 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		174,569	
TOTAL LAND VALUE - MARKET		8,092	
TOTAL MARKET VALUE		65,000	
SOH/AGL Deduction		247,661	
ASSESSED VALUE		19,214	
TOTAL EXEMPTION VALUE		228,447	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		228,447	
NCON VALUE		247,661	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		238,376	

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1910/1584	3/26/2014	WD Q	I 01
GRANTOR: BASSETT MARY CORINA E			
GRANTEE: IH3 PROPERTY FLORID			
1522/0546	8/30/2007	WD Q	I
GRANTOR: HEMBREE TIMOTHY K & M			
GRANTEE: BROWN VALERIA M			

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
1	0810	CONCRETE A	0	0	18	3			6.50	100	2005	2005
2	0810	CONCRETE A	0	0	40	19	SF	6.50	6.50	100	2005	2005
3	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	2007	2007

TOTAL OB/XF												
8,092												

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2005] W9 PTO=[YR=2005] N10 W22 S10 E22\$ W31 S31			
FGR=[YR=2005] S20 E19 N7 FSP=[YR=2005] E9 N13 W9 S13\$ N13			
W19\$ E19 E9 S13 E12 N44\$.			

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00