LOT 275
IN OR 1990/1682
HERON ISLES PHASE #1 PB 7/40

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

2025

37-3N-28-0740-0275-0000

BUILDING CHARACTERISTICS

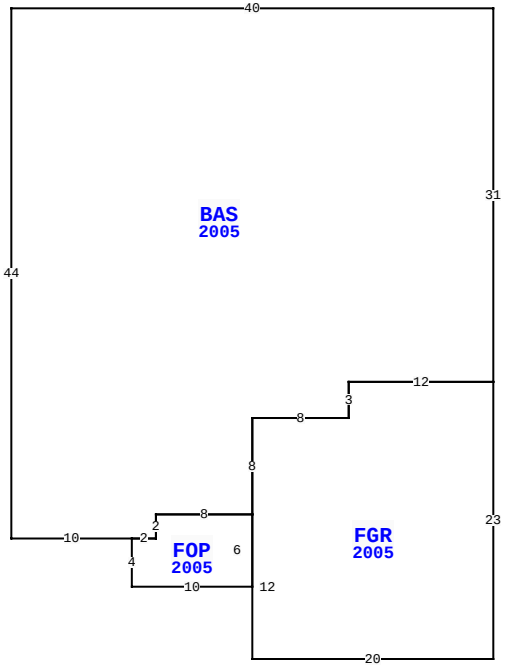
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2005	1,508	153,327
FGR	436	55	2005	240	24,402
FOP	56	30	2005	17	1,728
TOTALS	2,000			1,765	179,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	112.6650	112.66	198,845	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM – 0% - 0 Heated Area: 1508 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

96666 COMMODORE POINT DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	179,458
TOTAL MARKET OB/XF VALUE	3,416
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	247,874
SOH/AGL Deduction	17,357
ASSESSED VALUE	230,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,517
TOTAL JUST VALUE	247,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15339	ELEC OTHER	2,000	07/01/2005
M10043	MECH OTHER	0	07/01/2005
P0509485	OTHER	0	05/01/2005
R07417	REPAIR/RRF	3,000	04/01/2005
B14899	NEW CONSTR	115,106	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/1682	7/08/2015	WD	Q	I	01	142,000
GRANTOR: LYNCH CHARLES E & KIM						
GRANTEE: IH5 PROPERTY FLORID						
1350/1808	9/19/2005	WD	Q	I		141,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: LYNCH CHARLES E & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40S44E10FOP=[YR=2005] S4E10
N6W8S2W2$E2N2E8FGR=[YR=2005] S12E20
N23W12S3W8S8$N8E8N3E12N31$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	782.00	SF	5.20	5.20	100	2005	2005	3	84	3,416	

LAND DESCRIPTION

TOTAL OB/XF 3,416

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS