

LOT 50  
IN OR 1963/1572  
VILLAGES OF WOODBRIDGE #2

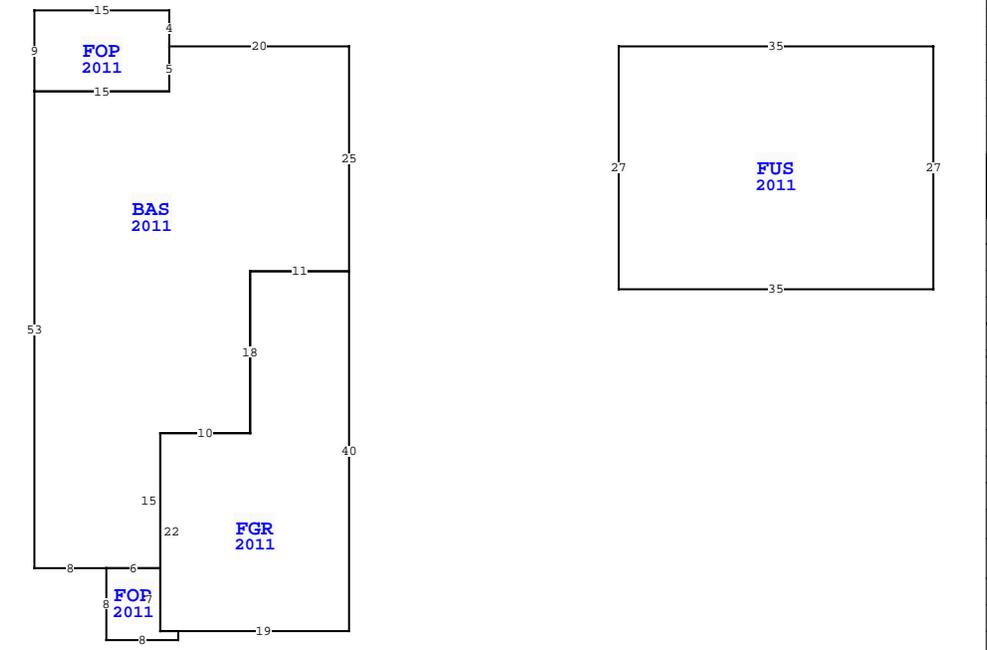
IH5 PROPERTY FLORIDA LP  
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000  
DALLAS, TX 75201

**2025**

40-2N-28-225V-0002-0500

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
30	VINYL 80				
16	WD FR STUC 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
11	CLAY TILE 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
02	WOOD FRAME 100				
2.	2. 100				
00	NONE 100				
05	Quality Level 05				
0100	SINGLE FAMILY				
	MAP AREA		04		
	NEIGHBORHOOD/LOC		4068.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100	2011	1,442	154,712
FGR	660	55	2011	363	38,946
FOP	50	30	2011	15	1,609
FOP	135	30	2011	40	4,291
FUS	945	100	2011	945	101,389
<b>TOTALS</b>	<b>3,232</b>			<b>2,805</b>	<b>300,949</b>

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,805	114.2592	114.26	320,499	2011	2011	0	0	6.10	93.90
1 SINGLE FAM - 0% - 0 Heated Area: 2387 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,949
TOTAL MARKET OB/XF VALUE		3,199
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		389,148
SOH/AGL Deduction		45,858
ASSESSED VALUE		343,290
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		343,290
TOTAL JUST VALUE		389,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23653	CO ISSUED	0	05/25/2011
P14780	NEW CONSTR	0	05/01/2011
E22916	NEW CONSTR	0	09/01/2010
E22741	ELEC OTHER	0	06/01/2010
M15444	H/AC	0	06/01/2010
B23653	NEW CONSTR	251,965	06/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1963/1572	1/20/2015	SW	U	I	18	166,000

GRANTOR: SECRETARY OF VETERANS  
GRANTEE: IH5 PROPERTY FLORID  
1943/0269 10/07/2014 SW U I 12 100  
GRANTOR: WELLS FARGO BANK N A  
GRANTEE: SECRETARY OF VETERA

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2011] W20 FOP=[YR=2011] N4 W15 S9 E15 N5 \$ S5 W15 S53 E8 FOP=[YR=2011] S8 E8 N1 FGR=[YR=2011] E19 N40 W11 S18 W10 S22E2\$W2 N7 W6 \$ E6 N15 E10 N18 E11 N25 \$ PTR= E30 FUS=[YR=2011] E35 S27 W35 N27 \$ W30 \$ .	

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	0811	CONCRETE B	0	0	0	0		676.00	SF	5.20				5.20	3,199

LAND DESCRIPTION		TOTAL OB/XF																						
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							