LOT 2-39
IN OR 2117/918
THE HIDEAWAY #2 PB 7/233

2017-1 IH BORROWER LP
1717 MAIN STREET STE 2000
DALLAS, TX 75201

2025

42-2N-27-4370-0002-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

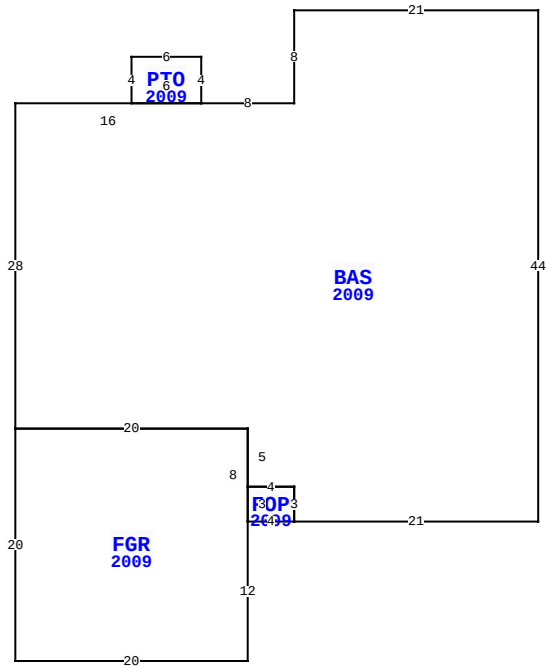
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2009	1,616	186,176
FGR	400	55	2009	220	25,346
FOP	12	30	2009	4	461
PTO	24	5	2009	1	115
TOTALS	2,052			1,841	212,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,841	124.0850	124.08	228,431	2009	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 0 Heated Area: 1616 HX Base Yr



86032 SANDS WAY, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	212,098
TOTAL MARKET OB/XF VALUE	4,767
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	266,865
SOH/AGL Deduction	3,720
ASSESSED VALUE	263,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,145
TOTAL JUST VALUE	266,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21962	CO ISSUED	0	06/30/2009
E21690	ELEC OTHER	2,000	03/01/2009
M14439	MECH OTHER	0	03/01/2009
P13692	OTHER	0	03/01/2009
R11577	REPAIR/RRF	2,800	10/01/2008
B21962	NEW CONSTR	150,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/0918	4/28/2017	SW	U	I	11	100
GRANTOR: IH3 PROPERTY FLORIDA						
GRANTEE: 2017 1 IH BORROWER						
1906/1630	2/28/2014	WD	Q	I	02	157,000
GRANTOR: ESCOTT JAMIE L						
GRANTEE: IH3 PROPERTY FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W21 S8 W8 PTO=[YR=2009] N4 W6 S4 E6$ W16 S28 FGR=[YR=2009] S20 E20 N12 FOP=[YR=2009] E4 N3 W4 S3$ N8 W20$ E20 S5 E4 S3 E21 N44$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	
2	0810	CONCRETE A	0	0	0	0	446.00	SF	6.50	6.50	100	2009	2009	3	89	2,580	
3	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2009	2009	3	89	347	

LAND DESCRIPTION

TOTAL OB/XF 4,767

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	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS