LOT 2-52
IN OR 2003/788
THE HIDEAWAY #2 PB 7/233

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

**2025**

**42-2N-27-4370-0002-0520**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

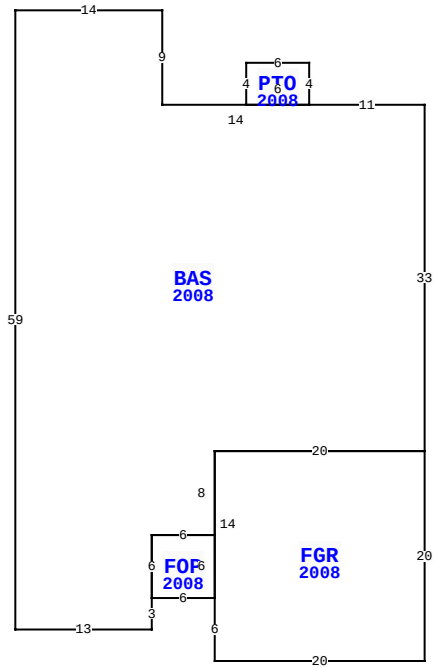
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | 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 | 1,682 | 100 | 2008 | 1,682 | 187,145 |
| FGR | 400 | 55 | 2008 | 220 | 24,478 |
| FOP | 36 | 30 | 2008 | 11 | 1,224 |
| PTO | 24 | 5 | 2008 | 1 | 111 |
| TOTALS | 2,142 | | | 1,914 | 212,958 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,914 | 120.4763 | 120.48 | 230,599 | 2008 | 2008 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 0% - 0 Heated Area: 1682 HX Base Yr




86164 SINATRA ST, 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 | 212,958 |
| TOTAL MARKET OB/XF VALUE | 2,866 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 265,824 |
| SOH/AGL Deduction | 2,305 |
| ASSESSED VALUE | 263,519 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 263,519 |
| TOTAL JUST VALUE | 265,824 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 256,293 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M13827 | MECH OTHER | 0 | 05/01/2008 |
| E20774 | ELEC OTHER | 2,000 | 05/01/2008 |
| C21314 | CO ISSUED | 0 | 04/01/2008 |
| P13181 | OTHER | 0 | 04/01/2008 |
| B21314 | NEW CONSTR | 138,204 | 04/01/2008 |
| R11191 | REPAIR/RRF | 2,800 | 04/01/2008 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2003/0788 | 9/11/2015 | WD | Q | I | 01 | 159,000 |
| GRANTOR: NEWHOUSE BRIAN K | | | | | | |
| GRANTEE: IH5 PROPERTY FLORID | | | | | | |
| 1585/0709 | 9/17/2008 | WD | Q | I | | 159,500 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: NEWHOUSE BRIAN K | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2008] W11 PTO=[YR=2008] N4 W6 S4 E6$ W14 N9 W14 S59 E13 N3 FOP=[YR=2008] E6 FGR=[YR=2008] S6 E20 N20 W20 S14$ N6 W6 S6$ N6 E6 N8 E20 N33$.

### 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 462.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 2,643 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 13 | 3 | 39.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 223 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,866

| 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 | | 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