LOT 98
IN OR 1929/321
THE HIDEAWAY #2 PB 7/233

IH4 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

**2025**

**42-2N-27-4370-0098-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

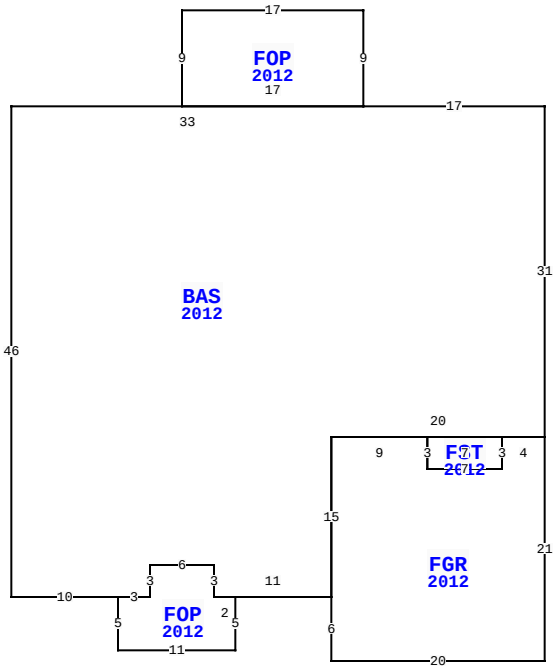
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,982 | 100 | 2012 | 1,982 | 231,396 |
| FGR | 399 | 55 | 2012 | 219 | 25,568 |
| FOP | 73 | 30 | 2012 | 22 | 2,568 |
| FOP | 153 | 30 | 2012 | 46 | 5,370 |
| FST | 21 | 55 | 2012 | 12 | 1,401 |
| TOTALS | 2,628 | | | 2,281 | 266,304 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,281 | 123.7446 | 123.74 | 282,251 | 2012 | 2012 | 0 | 0 | 0 | 5.65 | 94.35 |

1 SINGLE FAM – 0% - 0 Heated Area: 1982 HX Base Yr




86121 FORTUNE DR, 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 | 266,304 |
| TOTAL MARKET OB/XF VALUE | 2,775 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 319,079 |
| SOH/AGL Deduction | 30,129 |
| ASSESSED VALUE | 288,950 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 288,950 |
| TOTAL JUST VALUE | 319,079 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 307,149 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25931 | CO ISSUED | 0 | 08/08/2012 |
| E25082 | NEW CONSTR | 0 | 05/01/2012 |
| 250222 | ELEC OTHER | 0 | 05/01/2012 |
| M17209 | H/AC | 0 | 05/01/2012 |
| P15860 | NEW CONSTR | 0 | 04/01/2012 |
| B25931 | NEW CONSTR | 222,608 | 04/01/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1929/0321 | 7/15/2014 | WD | U | I | 38 | 147,000 |
| GRANTOR: BALLOK CHARLES & DORO | | | | | | |
| GRANTEE: IH4 PROPERTY FLORID | | | | | | |
| 1818/0829 | 10/02/2012 | WD | Q | I | 02 | 166,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BALLOK CHARLES & DO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N9 W17 S9 E17$ W33 S46 E10
FOP=[YR=2012] S5 E11 N5 W2 N3 W6 S3 W3$ E3 N3 E6 S3 E11
FGR=[YR=2012] S6 E20 N21 W4 FST=[YR=2012] W7 S3 E7 N3$ S3
W7 N3 W9 S15$ N15 E20 N31$.

### 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 | 505.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 92 | 2,416 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 20 | 3 | 60.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 359 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,775

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS