

LOT 39
IN OR 1923/310
ROSES BLUFF SUB PB 7/110

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

2025

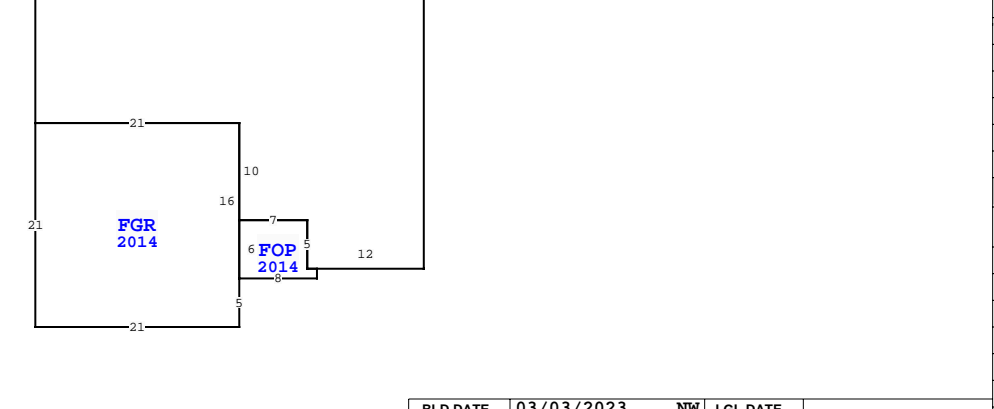
42-3N-28-1870-0039-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,185	126.3416	126.34	276,053	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM - 0% - 0 Heated Area: 1907 HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	2014	1,907	229,727
FGR	441	55	2014	243	29,273
FOP	43	30	2014	13	1,566
FOP	60	30	2014	18	2,168
PTO	75	5	2014	4	482
TOTALS	2,526			2,185	263,217

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	0810	CONCRETE A	0	0	0	0		6.50	100	2014	2014	3 94	6,550	

TOTAL OB/XF																	
97184 BLUFF VIEW CIR, YULEE																	
BLD DATE			03/03/2023			NW			LGL DATE			04/03/2025			MLU		
XF DATE									LAND DATE								
INC DATE									AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				263,217
TOTAL MARKET OB/XF VALUE				6,550
TOTAL LAND VALUE - MARKET				125,000
TOTAL MARKET VALUE				394,767
SOH/AGL Deduction				70,259
ASSESSED VALUE				324,508
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				324,508
TOTAL JUST VALUE				394,767
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				352,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327062	CO ISSUED	0	02/06/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1923/0310	6/09/2014	SW	Q	I	01	187,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: IH4 PROPERTY FLORID
1709/1605 11/10/2010 QC U I 11 100
GRANTOR: ROSE'S BLUFF HOMEOWNE
GRANTEE: D R HORTON INC

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2014] W1 U2 L2 W6 D2 L2 W1 PTO=[YR=2014] W15 S5 FOP=[YR=2014] S4 E15 N4 W15 \$ E15 N5 \$ S9 W15 N9 W1 U2 L2 W6 D2 L2 W2 S44 FGR=[YR=2014] S21 E21 N5 FOP=[YR=2014] E8 N1 W1 N5 W7 S6 \$ N16 W21 \$ E21 S10 E7 S5 E12 N59 \$.												

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000								