LOT 8
IN OR 2002/1282
LOFTON POINTE PB 6/325

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

2026

01-2N-27-1270-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

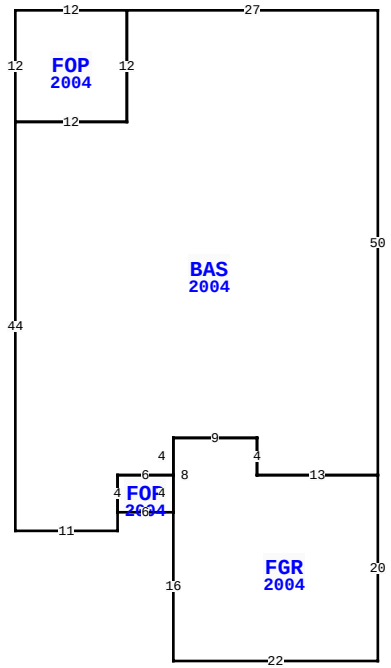
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2004	1,836	194,844
FGR	476	55	2004	262	27,804
FOP	24	30	2004	7	743
FOP	144	30	2004	43	4,563
TOTALS	2,480			2,148	227,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	112.6755	118.31	254,130	2004	2004	0	0	0	10.30	89.70

1 SINGLE FAM 0% - 0 Heated Area: 1836 HX Base Yr



96261 PIEDMONT DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/01/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,955
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	300,965
SOH/AGL Deduction	0
ASSESSED VALUE	300,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,965
TOTAL JUST VALUE	300,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412969	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2002/1282	9/04/2015	WD	U	I	37	152,500
GRANTOR: MCKINZIE MARK A						
GRANTEE: IH5 PROPERTY FLORID						
2002/1280	9/10/2014	TD	U	I	11	100
GRANTOR: EXETER FIDUCIARY SERV						
GRANTEE: MCKINZIE MARK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 FOP=[YR=2004] W12 S12 E12 N12 $ S12 W12 S44 E11 N2 FOP=[YR=2004] E6 FGR=[YR=2004] S16 E22 N20 W13 N4 W9 S8$ N4 W6 S4 $ N4 E6 N4 E9 S4 E13 N50 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	70,000.00	70,000.00	70,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS