

LOT 102
IN OR 2002/277
NORTH HAMPTON PHASE 1 PB 6/215

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

2026

12-2N-27-1460-0102-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

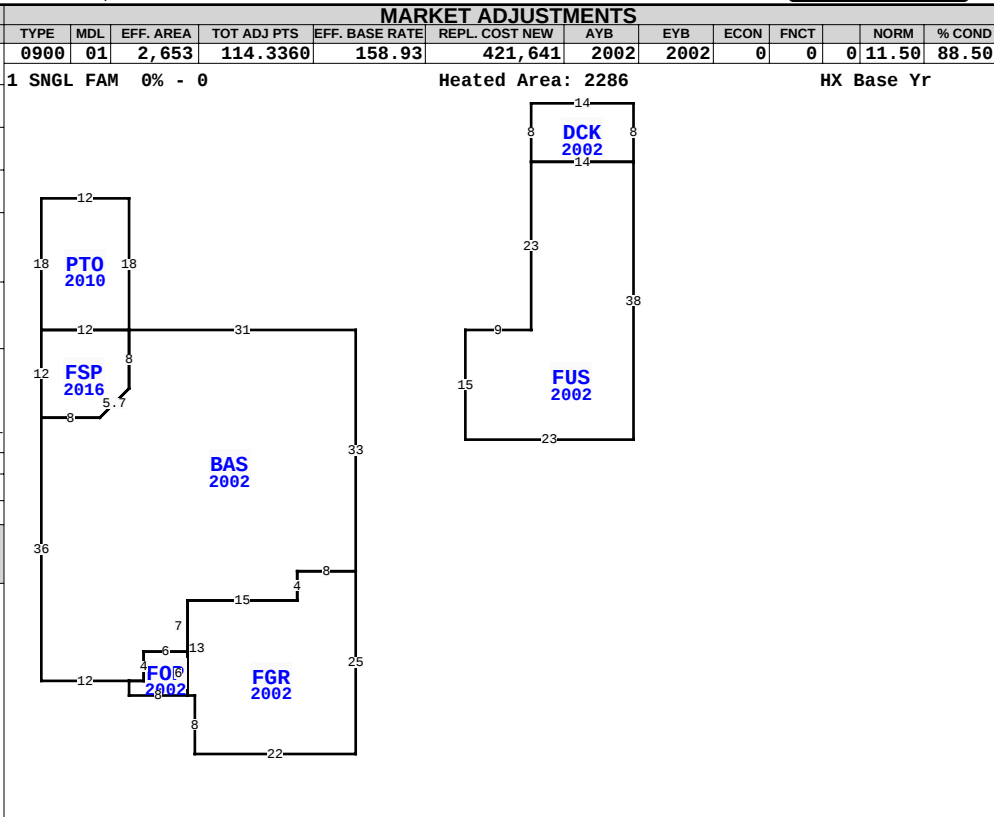
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	2002	1,619	227,718
DCK	112	10	2002	11	1,547
FGR	507	55	2002	279	39,242
FOP	40	30	2002	12	1,688
FSP	136	40	2016	54	7,595
FUS	667	100	2002	667	93,815
PTO	216	5	2010	11	1,547

TOTALS	3,297			2,653	373,152
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
3	0911	SCRN RM A	0	0	12	18	SF	18.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	0	0003	PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86454 EASTPORT DR, FERNANDINA BEACH

TOTAL OB/XF									
3,718									

Total Acres: 0.00	Total Land Value: 105,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	373,152		
TOTAL MARKET OB/XF VALUE	3,718		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	481,870		
SOH/AGL Deduction	18,015		
ASSESSED VALUE	463,855		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	463,855		
TOTAL JUST VALUE	481,870		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	495,508		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2002/0277	9/02/2015	WD Q	Q	I	01
GRANTOR: DUBOSE STEPHEN E & CH					SALE PRICE
GRANTEE: IH5 PROPERTY FLORID					
1916/1246	5/09/2014	WD Q	Q	I	01
GRANTOR: HACKETT JOAN D					270,000
GRANTEE: DUBOSE STEPHEN E &					280,000

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W31PT0=[YR=2010] N18 W12 S18 E12\$ FSP=[YR=2016] W12 S12 E8 U4 R4 N8\$ S8 D4 L4 W8 S36 E12 FOP=[YR=2002] S2 E8 FGR=[YR=2002] E1 S8 E22 N25 W8 S4 W15 S13 \$ N6 W6 S4 W2 \$ E2 N4 E6 N7 E15 N4 E8 N33 \$ PTR= E15 FUS=[YR=2002] E9 N23DCK=[YR=2002] N8 E14 S8 W14 \$ E14 S38 W23 N15 \$ W15 \$.									