LOT 86
IN OR 1924/1459
AMELIA CONCOURSE SUB #1

IH3 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2026

30-2N-28-0150-0086-0000

BUILDING CHARACTERISTICS

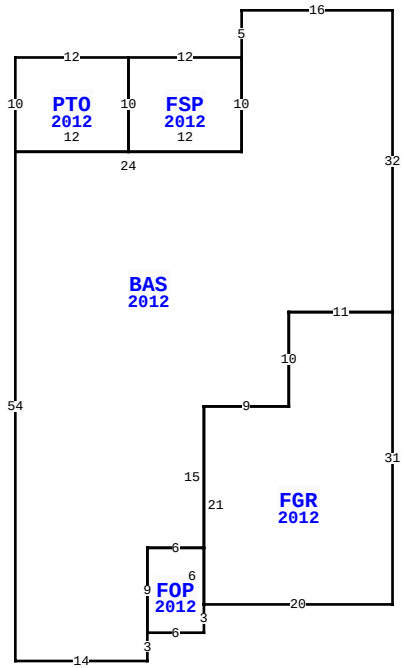
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	2012	1,678	184,886
FGR	530	55	2012	292	32,173
FOP	54	30	2012	16	1,763
FSP	120	40	2012	48	5,288
PTO	120	5	2012	6	661
TOTALS	2,502			2,040	224,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	111.7494	117.34	239,374	2012	2012	0	0	0	6.10	93.90

1 SINGLE FAM 0% - 0 Heated Area: 1678 HX Base Yr



BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

95165 PERIWINKLE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	309,772
SOH/AGL Deduction	0
ASSESSED VALUE	309,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,772
TOTAL JUST VALUE	309,772
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25590	CO ISSUED	0	05/07/2012
E24814	NEW CONSTR	0	03/01/2012
E24837	ELEC OTHER	0	03/01/2012
M16926	H/AC	0	03/01/2012
B25590	NEW CONSTR	194,737	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/1459	6/16/2014	WD	Q	I	01	165,000
GRANTOR: RIVERA ARMANDO SANTIA						
GRANTEE: IH3 PROPERTY FLORID						
1793/1670	5/10/2012	WD	Q	I	01	183,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RIVERA ARMANDO SANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 S5 FSP=[YR=2012] W12 PTO=[YR=2012] W12 S10 E12 N10$ S10 E12 N10$ S10 W24 S54 E14 N3 FOP=[YR=2012] E6 N3 FGR=[YR=2012] E20 N31 W11 S10 W9 S21$ N6 W6 S9$ N9 E6 N15 E9 N10 E11 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS