LOT 46
IN OR 1899/1364
VILLAGES OF WOODBRIDGE #2

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

2026

40-2N-28-225V-0002-0460

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

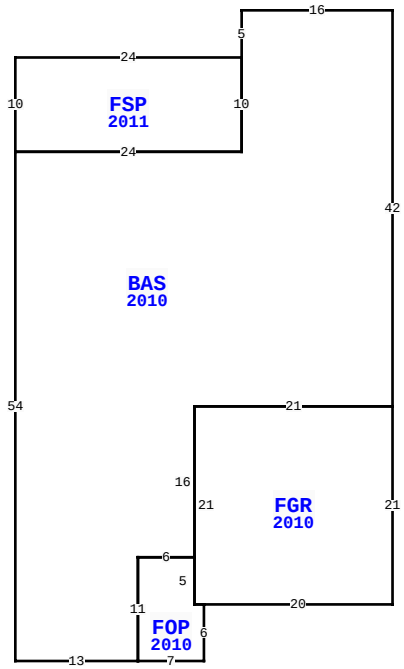
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	2010	1,767	181,751
FGR	441	55	2010	243	24,995
FOP	72	30	2010	22	2,263
FSP	240	40	2011	96	9,874
TOTALS	2,520			2,128	218,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	105.4480	110.72	235,612	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 0% - 0 Heated Area: 1767 HX Base Yr



95059 VENTURES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,884
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	303,884
SOH/AGL Deduction	0
ASSESSED VALUE	303,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,884
TOTAL JUST VALUE	303,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24489	ADDITION	2,024	03/01/2011
C23425	CO ISSUED	0	06/22/2010
M15215	MECH OTHER	0	04/01/2010
E22576	ELEC OTHER	0	04/01/2010
B23425	NEW CONSTR	232,239	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1899/1364	1/17/2014	WD	Q	I	01	169,000
GRANTOR: HARDING-BOYLAN KIM R						
GRANTEE: IH3 PROPERTY FLORID						
1684/0969	6/21/2010	WD	Q	I	01	179,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HARDING KIM R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S5 FSP=[YR=2011] W24 S10 E24 N10 $ S10 W24 S54 E13 FOP=[YR=2010] E7 N6 FGR=[YR=2010] E20 N21 W21 S21 E1 $ W1 N5 W6 S11 $ N11 E6 N16 E21 N42 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	85,000.00	85,000.00	85,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS