LOT 50
IN OR 1963/1572
VILLAGES OF WOODBRIDGE #2

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

2026

40-2N-28-225V-0002-0500

BUILDING CHARACTERISTICS

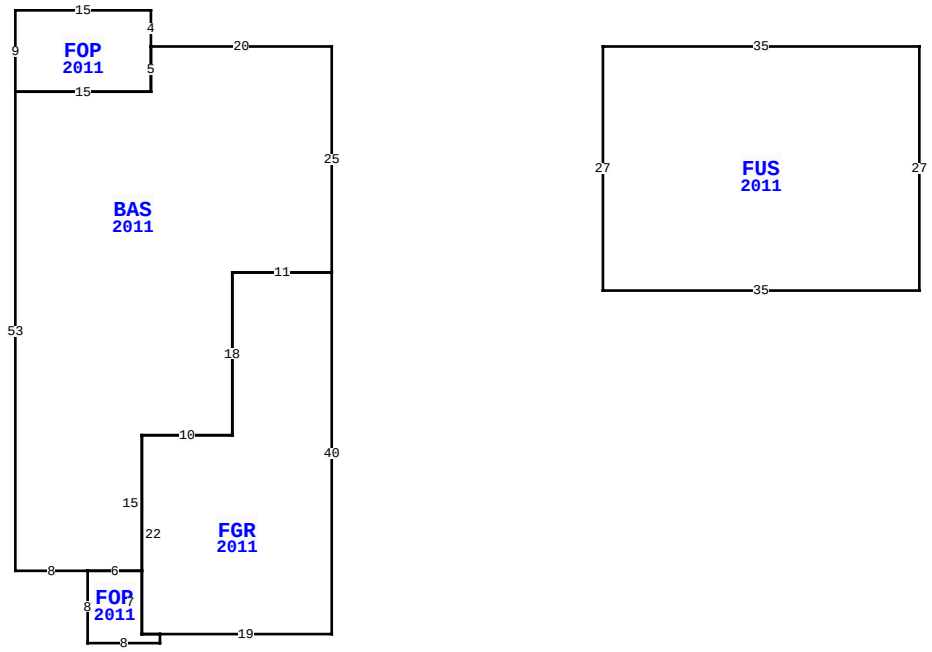
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100	2011	1,442	146,899
FGR	660	55	2011	363	36,979
FOP	50	30	2011	15	1,528
FOP	135	30	2011	40	4,075
FUS	945	100	2011	945	96,268
TOTALS	3,232			2,805	285,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,805	103.8720	109.07	305,941	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 0% - 0 Heated Area: 2387 HX Base Yr



95025 VENTURES CT, FERNANDINA BEACH

BLD DATE	05/06/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	285,749
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	370,749
SOH/AGL Deduction	0
ASSESSED VALUE	370,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,749
TOTAL JUST VALUE	370,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23653	CO ISSUED	0	05/25/2011
P14780	NEW CONSTR	0	05/01/2011
E22916	NEW CONSTR	0	09/01/2010
E22741	ELEC OTHER	0	06/01/2010
M15444	H/AC	0	06/01/2010
B23653	NEW CONSTR	251,965	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1572	1/20/2015	SW	U	I	18	166,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: IH5 PROPERTY FLORID						
1943/0269	10/07/2014	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 FOP=[YR=2011] N4 W15 S9 E15 N5 $ S5 W15 S53 E8 FOP=[YR=2011] S8 E8 N1 FGR=[YR=2011] E19 N40 W11 S18 W10 S22E2$W2 N7 W6 $ E6 N15 E10 N18 E11 N25 $ PTR= E30
FUS=[YR=2011] E35 S27 W35 N27 $ W30 $.

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