LOT 2-52
IN OR 2003/788
THE HIDEAWAY #2 PB 7/233

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

2026

42-2N-27-4370-0002-0520

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

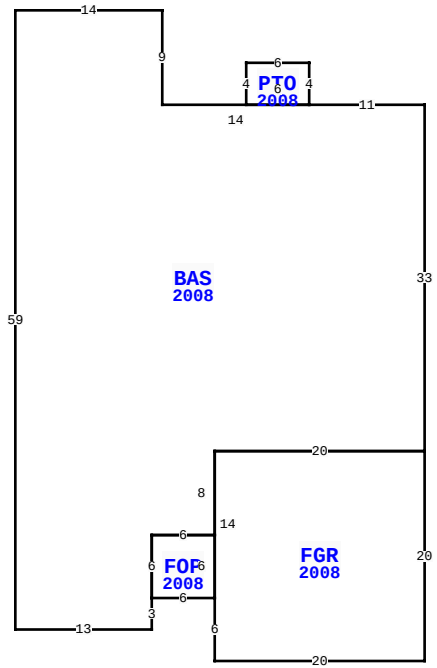
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	2008	1,682	178,438
FGR	400	55	2008	220	23,339
FOP	36	30	2008	11	1,167
PTO	24	5	2008	1	107
TOTALS	2,142			1,914	203,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	110.0001	115.50	221,067	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 0% - 0 Heated Area: 1682 HX Base Yr



86164 SINATRA ST, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,050
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	258,050
SOH/AGL Deduction	0
ASSESSED VALUE	258,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,050
TOTAL JUST VALUE	258,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13827	MECH OTHER	0	05/01/2008
E20774	ELEC OTHER	2,000	05/01/2008
C21314	CO ISSUED	0	04/01/2008
P13181	OTHER	0	04/01/2008
B21314	NEW CONSTR	138,204	04/01/2008
R11191	REPAIR/RRF	2,800	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2003/0788	9/11/2015	WD	Q	I	01	159,000
GRANTOR: NEWHOUSE BRIAN K						
GRANTEE: IH5 PROPERTY FLORID						
1585/0709	9/17/2008	WD	Q	I		159,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NEWHOUSE BRIAN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 PTO=[YR=2008] N4 W6 S4 E6$ W14 N9 W14 S59 E13 N3 FOP=[YR=2008] E6 FGR=[YR=2008] S6 E20 N20 W20 S14$ N6 W6 S6$ N6 E6 N8 E20 N33$.

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	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS