LOT 76
IN OR 2015/1293
THE HIDEAWAY #3 REPLAT

IH6 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2026

42-2N-27-4371-0076-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

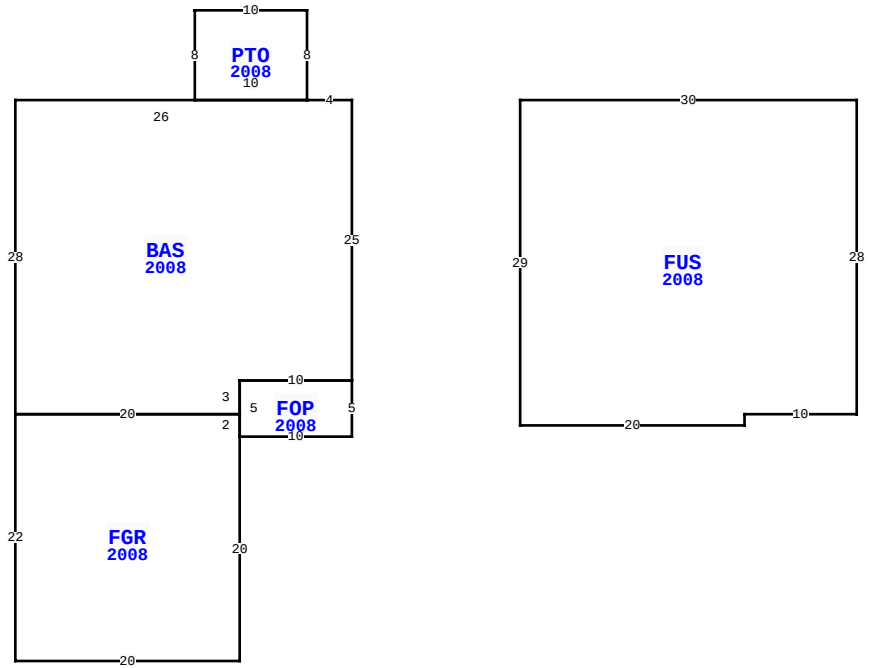
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	2008	810	87,538
FGR	440	55	2008	242	26,153
FOP	50	30	2008	15	1,621
FUS	860	100	2008	860	92,941
PTO	80	5	2008	4	433
TOTALS	2,240			1,931	208,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	112.0581	117.66	227,201	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 0% - 0 Heated Area: 1670 HX Base Yr



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

86238 CAESARS AVE, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,684
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	263,684
SOH/AGL Deduction	0
ASSESSED VALUE	263,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,684
TOTAL JUST VALUE	263,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20974	CO ISSUED	198,200	10/24/2008
M13619	MECH OTHER	0	02/01/2008
E20428	ELEC OTHER	2,000	01/01/2008
R10971	REPAIR/RRF	2,000	01/01/2008
P12978	OTHER	0	01/01/2008
B20974	NEW CONSTR	198,200	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/1293	11/19/2015	SW	U	I	12	133,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: IH6 PROPERTY FLORID						
1981/1017	5/26/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 PTO=[YR=2008] N8 W10 S8 E10$ W26 S28 FGR=[YR=2008] S22 E20 N20 FOP=[YR=2008] E10 N5 W10 S5$ N2 W20$ E20 N3 E10 N25$ PTR=E15 FUS=[YR=2008] E30 S28 W10 S1 W20 N29$ W15$.

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