

LOCATION & OWNER INFORMATION

PARCEL ID

00-42-44-30-09-001-0670

NBHD

18Q480RZ

PARCEL ADDR

9121 CITRUS ISLE LN

LEGAL

CITRUS ISLE PUD LT 67 BLK A

TAX DISTRICT

00206

OWNER

IH3 PROPERTY FLORIDA LP INVITATION HOMES
RYAN LLC C/O

ADDRESS

PO BOX 4900
SCOTTSDALE AZ 85261-4900



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

TOTAL CARDS:1

GIS ACRES: .1579

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	24-AUG-22	3	A	29

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	482,918
OVERRIDE	
INCOME	0
PRIOR YR VAL	502,438
BUILDING	387,063
OBY's	2,013
LAND	93,842
MARKET	482,918
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.19
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
26677	1863	WD	QD	I	320,000	06-MAR-14
15928	250	WD	QM	I	289,490	27-AUG-03
14169	1968	WD	DO	I	5,194,000	18-SEP-02

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
M-2016-023642-0000	27-SEP-16	F	05	T	2017	3,333
B03028575	31-OCT-03	F	05	C	2004	2,470
B03007469	27-MAR-03	F	00	C	2004	139,042

NOTES

PETN2015-3128 AGE RESTR. - NO PETN2025-2817

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PAT	2003	2003				264	1	C		7.34	A	A	25					100	485.00
1	2	ROF	2003	2003				312	1	C		13.00	A	A	25					100	1,014.00
1	3	SCE	2003	2003				345	1	C		5.96	A	A	25					100	514.00
																				OBY VALUE	2,013.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE			
1	0100	PUD			S	S1				6,874	0.16	1	14.00	T	1		0	100	93,842.00			
NOTES: Street - Light Traffic										TOTAL ACRES .1578					FUTURE LAND USE: LR-2					REV: 71 A 21-MAY-25		93,842.00
															TOTAL LAND VALUE							

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	1318
BASE AREA				
A1	1	FOP	28	160
FINISHED OPEN PORCH				
A2	2	FGR	44	462
FINISHED GARAGE				
A3	3	FUS	87	1780
FINISHED UPPER STORY				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				3720

00-42-44-30-09-001-0670RESIDENTIAL9121 CITRUS ISLE LN

VECTOR:
BAS(A0CD28L22D11L18U39R40)FOP(A1L22D39CD10L8U2L10U8R18)FGR(A2L22D28CR22D21L22U21)FUS(A3R50CD49L22U10L18U39R40)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0300	ID	1	SFR-ZERO LOT	
			C&D	
1.12			NBHD FACTOR	
			LEVEL / UNIT TYPE	
2	/		UNIT HEIGHT / BLDG HEIGHT	
	/		BED RM / TOT RM	
	/		FULL BA / HALF BA	
	/	0	ADD FIX / TOTAL FIX	
2003	/	2007	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOKTCH / BATH	
R2	/	AV	GRADE / CDU	
81	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
			EW2 NONE	
04			RS WOOD TRUSS	
07			RC CONCRETE TILE	
05			IW1 DRYWALL	
			IW2 N/A	
15			FT1 CERAMIC/QUARRY	
14			FT2 CARPETING	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
3,115			EFF BLDG AREA	
3,098			SQ FT LIVING AREA	
3,115			TOTAL EBA	

NOTES:	
BLDG 001 SYCAMORE BENT CREEK, 3120, 4/2/1	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
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426,657	RCN
345,592	RCNLD
387,063	ADJRCNLD
1 TOTAL ID UNIT VALUE	

LN	SE	LEVEL		YR	EFF	AREA SIZE	EXTER	USE	WA	EXTERIOR		CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	YB		PERM	TYPE		NAME	HT		WALL	TYPE	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD