

LOCATION & OWNER INFORMATION

PARCEL ID

00-42-45-10-04-000-0690

NBHD

083900RS

PARCEL ADDR

7381 ASHLEY SHORES CIR

LEGAL

LAKE CHARLESTON PL 1 PAR C LT C-69

TAX DISTRICT

00202

OWNER

IH5 PROPERTY FLORIDA LP INVITATION HOMES RYAN LLC C/O

ADDRESS

PO BOX 4900
SCOTTSDALE AZ 85261-4900



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	02-JUL-24	3	A	60

INCOME

AG

0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

GIS ACRES: .1566

TOTAL CARDS:1

AUTOCAD:

TOTAL PARCEL

TYPE	VALUE
MASS	391,991
OVERRIDE	
INCOME	0
PRIOR YR VAL	371,332
BUILDING	211,034
OBY's	4,009
LAND	176,948
MARKET	391,991
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.45
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
27302	930	WD	QD	I	245,000	23-JAN-15
11448	0255	WD	QD	I	132,500	01-OCT-99
08484	0734	WD	QM	I	125,000	01-OCT-94

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
B-2021-058956-0000	25-JAN-22	F	03	T	2023	16,000
B90027331	26-NOV-90	F	05	C	1991	2,500
B90025332	29-OCT-90	F	02	C	1991	1,200
B89018263	11-JUL-89	F	01	C	1990	57,000

NOTES

PETN2016-4351 PETN2019-3617 AGE RESTR. - NO PETN2022-3837 PETN2023-3651 PETN2025-1064

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	1990	2003		0	0	720	1	C	3	22.27	A	A	25					100	4,009.00
																				OBY VALUE	4,009.00

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	RTS			S	ZS1				6,822	0.16	1	27.00	T	1.06		0	100	176,948.00	
NOTES: Residential properties										FUTURE LAND USE: LR-3										
TOTAL ACRES										.1566										
										TOTAL LAND VALUE										176,948.00

REV: 92 A 16-APR-24

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	1513	
BASE AREA				
A1 1	FOP	28	104	
FINISHED OPEN PORCH				
A2 2	FGR	44	390	
FINISHED GARAGE				
A3 3	FOP	28	54	
FINISHED OPEN PORCH				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			2061	

00-42-45-10-04-000-0690

RESIDENTIAL

7381 ASHLEY SHORES CIR

VECTOR:
BAS(A0D8CD50L15U13L6U10L3U3L16U24R8U4R19D4R13)FOP(A1CD8X13)FGR(A2L21D35CD18L19U21R16D3R3)FOP(A3L15D45CD9L6U9R6)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0300	ID	1	SFR-ZERO LOT	
			C&D	
1.05			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
3	/		BED RM / TOT RM	
2	/	0	FULL BA / HALF BA	
	/	6	ADD FIX / TOTAL FIX	
1989	/	1997	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R2	/	AV	GRADE / CDU	
76	/		% 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%	
			1,729 EFF BLDG AREA	
			1,513 SQ FT LIVING AREA	
			1,729 TOTAL EBA	

NOTES:	
BLDG 001 CHARLOTTE 1513 SF 3/2	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
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264,455	RCN
200,985	RCNLD
211,034	ADJRCNLD
1	TOTAL ID UNIT VALUE

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