

LOCATION & OWNER INFORMATION	
PARCEL ID	00-42-45-13-12-000-0210
NBHD	08MN30RZ
PARCEL ADDR	4455 SUNSET CAY CIR
LEGAL	SUNSET CAY LT 21
TAX DISTRICT	00202
OWNER	IH6 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	20-JUL-22	3	A	71
INCOME AG				

0100 PROPERTY USE /SINGLE FAMILY	
LIVING UNITS:1	GIS ACRES: .1364
TOTAL CARDS:1	AUTOCAD:

TOTAL PARCEL	
TYPE	VALUE
MASS	406,919
OVERRIDE INCOME	0
PRIOR YR VAL	380,497
BUILDING	215,117
OBY's	3,042
LAND	188,760
MARKET	406,919
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.46
SOH%	
1 CAMA VALUE	

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
27946	1570	WD	QD	I	247,500	16-NOV-15
16724	780	WD	QD	I	215,000	16-MAR-04
10862	1119	WD	QM	I	128,600	31-DEC-98

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

PERMIT INFORMATION						
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
B09003698	30-MAR-09	F	05	C	2010	800
00-B00005548	28-FEB-00	F	05	C	2001	1,500
00-B99015905	14-JUN-99	F	05	C	2000	1,000
00-B98026157	22-SEP-98	F	00	C	1999	60,940

NOTES
PETN2019-3621 AGE RESTR. - N/A PETN2023-3663 PETN2025-2871

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	1999			0	0	276	1	C	4	21.23	A	A	25					100	1,465.00
1	2	SCE	2000					600	1	C		5.96			25					100	894.00
1	3	DCK	2009	2009				198	1	C		13.80	A	A	25					100	683.00
OBY VALUE																				3,042.00	

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	RTU			S	ZS2				5,940	0.14	1	26.00	T	1.1		0	100	188,760.00	
NOTES: Residential properties										FUTURE LAND USE: MR-5					REV: 92 A 29-MAY-24					
TOTAL ACRES										.1364					TOTAL LAND VALUE					188,760.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	1400
BASE AREA				
A1	1	FOP	28	40
FINISHED OPEN PORCH				
A2	2	FGR	44	400
FINISHED GARAGE				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				1840

00-42-45-13-12-000-0210 **RESIDENTIAL** 4455 SUNSET CAY CIR

VECTOR:
BAS(A0CL40D46R15U8R5U12R20U26)FOP(A1L40D46R15CR5U8L5D8)FGR(A2L40D46R15R5CR20U20L20D20)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0300	ID	1	SFR-ZERO LOT	
			C&D	
1.1			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	
1998	/	2003	YRBLT / EFFYR	
	/		YR / % REMODELED	
R2	/	AV	REMOD KTCH / BATH	
79	/		GRADE / CDU	
			% GOOD / DEPR TB	
17			FPLC STACK / OPEN	
			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%	
			1,587 EFF BLDG AREA	
			1,400 SQ FT LIVING AREA	
			1,587 TOTAL EBA	
			247,545 RCN	
			195,561 RCNLD	
			215,117 ADJRCNLD	
			1 TOTAL ID UNIT VALUE	

NOTES:
BLDG 001 SUNSET CAY PINE RIDGE MODEL

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

247,545	RCN
195,561	RCNLD
215,117	ADJRCNLD
1	TOTAL ID UNIT VALUE

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