

**LOCATION & OWNER INFORMATION**

**PARCEL ID** 00-42-47-29-14-006-0020

**NBHD** 862200RS

**PARCEL ADDR** 22046 MARTELLA AVE

**LEGAL** BOCA RIO HEIGHTS PL 3 LT 2 BLK 6

**TAX DISTRICT** 00355

**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	07-JUN-24	3	A	60

**INCOME**  
AG

**0100 PROPERTY USE /SINGLE FAMILY**

**LIVING UNITS:1** **GIS ACRES: .2146**

**TOTAL CARDS:1** **AUTOCAD:**

**TOTAL PARCEL**

TYPE	VALUE
MASS	637,798
_OVERRIDE	
INCOME	0
PRIOR YR VAL	651,375
BUILDING	418,036
OBY's	0
LAND	219,762
MARKET	637,798
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.34
SOH%	
1 CAMA VALUE	

**SALES INFORMATION**

BOOK	PAGE	DC	QC	S	PRICE	DATE
27369	1441	WD	DF	I	365,000	19-FEB-15
27003	1634	CT	DD	I	302,900	26-AUG-14
21728	263	WD	QD	I	495,000	08-MAY-07

**AG INFORMATION**

LINE	CA	L#	CROP	LUC	ACRES	RATE	CODE	VALUE
<b>TOTAL</b>								

**PERMIT INFORMATION**

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT

**NOTES**

PETN2016-4310 PETN2023-3774 PETN2025-2933

**OBJ INFORMATION**

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
																					OBJ VALUE

**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	RS			S	S1			0	9,350	0.21	1	22.60 T		1.04		0	100	219,762.00	
<b>NOTES:</b>										FUTURE LAND USE: LR-3										
<b>TOTAL ACRES</b>											.2146		<b>TOTAL LAND VALUE</b>							219,762.00
																			<b>REV: 32 A 31-MAR-22</b>	

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	2440
BASE AREA				
A1	1	FSP	34	197
FINISHED SCREENED PORCH				
A2	2	FOP	28	36
FINISHED OPEN PORCH				
A3	3	FGR	44	483
FINISHED GARAGE				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				3156

00-42-47-29-14-006-0020 RESIDENTIAL 22046 MARTELLA AVE

VECTOR:  
 BAS(A0CL26D15VD2L5D6L24D35R5D2R5U2R3U6R6D4R17U8R23U33L4U15)FSP(A1L26D15CL29D8R24U6VR5U2)FOP(A2L26D15L29D8R24U6VR5U2VD2L5D6L24D35R5D2R5U2R3CR6U6L6D6)FGR(A3L26D15L29D8R24U6VR5U2VD2L5D6L24D35R5D2R5U2R3R6U6L6D6U6R6D4R17CD13R23U21L23D8)

BUILDING INFORMATION		
1	/	1 SYS CRD# /TOT BLDGS
0100	ID 1	SFR
		C&D
1.2		NBHD FACTOR
		LEVEL / UNIT TYPE
1	/	UNIT HEIGHT / BLDG HEIGHT
5	/	BED RM / TOT RM
2	/	1 FULL BA / HALF BA
	/	8 ADD FIX / TOTAL FIX
1988	/	1993 YRBLT / EFFYR
	/	YR / % REMODELED
		REMOD KTCH / BATH
R3	/	AV GRADE / CDU
74	/	% GOOD / DEPR TB
		FPLC STACK / OPEN
17		EW1 MSY: CB STUCCO
00		EW2 NONE
03		RS GABLE/HIP
07		RC CONCRETE TILE
05		IW1 DRYWALL
00		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%
		2,730 EFF BLDG AREA
		2,440 SQ FT LIVING AREA
		2,730 TOTAL EBA
		470,762 RCN
		348,363 RCNLD
		418,036 ADJRCNLD
		1 TOTAL ID UNIT VALUE

NOTES:

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

470,762 RCN
348,363 RCNLD
418,036 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