

LOCATION & OWNER INFORMATION	
<b>PARCEL ID</b>	<b>73-41-44-10-01-006-0170</b>
<b>NBHD</b>	<b>730800RS</b>
<b>PARCEL ADDR</b>	1164 BLOCK ISLAND RD
<b>LEGAL</b>	SOUTH SHORE NO 1 OF WELLINGTONLT 17 BLK 6
<b>TAX DISTRICT</b>	73486
<b>OWNER</b>	<b>IH6 PROPERTY FLORIDA LP INVITATION HOMES RYAN LLC C/O</b>
<b>ADDRESS</b>	<b>PO BOX 4900 SCOTTSDALE AZ 85261-4900</b>



ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	26-JUN-25	3	A	73
<b>INCOME AG</b>				

<b>0100 PROPERTY USE /SINGLE FAMILY</b>
<b>LIVING UNITS:1</b>
<b>TOTAL CARDS:1</b>
<b>GIS ACRES: .2352</b>
<b>AUTOCAD:</b>

TOTAL PARCEL	
TYPE	VALUE
MASS	409,890
OVERRIDE INCOME	0
PRIOR YR VAL	413,738
BUILDING	224,276
OBY's	1,858
LAND	183,756
MARKET	409,890
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	
28440	165	WD	Q	I	277,500	08-JUL-16	
15152	935	WD	QM	I	175,000	28-APR-03	
03873	0704	WD	U	I	81,500	01-DEC-82	

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

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
15-1495	11-MAY-15	F	RR	T	2016	8,400	
10-1256	26-APR-10	F	05	T	2011	5,140	

NOTES
2017-EYB FOR UPDATING KITCHEN,BATHS & ROOF PETN2023-3386 PETN2025-3179

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	2	PAT	1975			0	0	312	1	C		7.34	A	A	25					100	573.00
1	3	PAT	1975			0	0	242	1	C	4	21.23	A	A	25					100	1,285.00
<b>OBY VALUE</b>																				1,858.00	

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			0	10,246	0.24	1	18.50	T	1		0	100	183,756.00		
<b>NOTES:</b>										<b>TOTAL ACRES</b>					.2352	<b>FUTURE LAND USE:</b>					
															<b>REV: 71 A</b>		<b>25-MAR-25</b>		<b>TOTAL LAND VALUE</b>		183,756.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	1506
BASE AREA				
A1	1	FGR	44	525
FINISHED GARAGE				
A2	2	FOP	28	30
FINISHED OPEN PORCH				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				2061

**73-41-44-10-01-006-0170**      **RESIDENTIAL**      1164 BLOCK ISLAND RD

Diagram labels: A1 (525), A2 (30), Main Building (1506). Dimensions: 21, 2, 40, 25, 23, 21, 5, 6, 6, 5, 6, 6, 5, 30, 45, 29.

VECTOR:  
BAS(A0CL40D21R6U6R5D30R29U45)FGR(A1L40CU2L21D25R21U23)FOP(A2L40U2L21D25R21U23D21R6CR5U6L5D6)

BUILDING INFORMATION				
<b>1</b>	<b>/</b>	<b>1</b>	<b>SYS CRD# /TOT BLDGS</b>	
0100	ID	1	SFR	
			C&D	
1.35			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	
1975	/	1990	YRBLT / EFFYR	
2016	/	0	YR / % REMODELED	
			REMOD KTCH / BATH	
R2	/	AV	GRADE / CDU	
71	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
03			RS GABLE/HIP	
03			RC ASPHALT/COMPOSI	
05			IW1 DRYWALL	
00			IW2 N/A	
14			FT1 CARPETING	
00			FT2 N/A	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
			1,745 EFF BLDG AREA	
			1,506 SQ FT LIVING AREA	
			1,745 TOTAL EBA	

NOTES:

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

233,986	RCN
166,130	RCNLD
224,276	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	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD