

LOCATION & OWNER INFORMATION

PARCEL ID

73-41-44-23-07-000-0600

NBHD

73R790RZ

PARCEL ADDR

3746 OLD LIGHTHOUSE CIR

LEGAL

ORANGE POINT TR C LT 60

TAX DISTRICT

73486

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: .1833

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	20-JUL-23	3	A	60

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	446,056
OVERRIDE	
INCOME	0
PRIOR YR VAL	435,683
BUILDING	221,925
OBY's	489
LAND	223,642
MARKET	446,056
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	
SOH%	0.50
1	CAMA VALUE

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
26647	1464	WD	DF	I	231,000	24-FEB-14
19067	1370	WD	QM	I	375,000	05-AUG-05
16068	372	QC	DD	I	56,800	09-OCT-03

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
73-B97033960	31-DEC-97	F	00	C	1999	82,000

NOTES

PETN2016-4174 PETN2019-3889 PETN2025-3203

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	SCE	2000			0	0	328	1	C		5.96	A	A	25					100	489.00
																				OBY VALUE	489.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE	
1	0130	PUD			S	W1				7,985	0.18	1	35.00	T	1		0	100	223,642.00	
NOTES: Lake or man made pond										FUTURE LAND USE:										
TOTAL ACRES										.1833										
																		REV: 71 A	16-MAY-25	
																		TOTAL LAND VALUE		223,642.00

BUILDING INFORMATION			
1	/	1	SYS CRD# /TOT BLDGS
0300	ID	1	SFR-ZERO LOT C&D
1.02			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 REMOD KTCH / BATH
R2	/	AV	GRADE / CDU
79	/		% GOOD / DEPR TB FPLC STACK / OPEN
17			EW1 MSY: CB STUCCO
00			EW2 NONE
04			RS WOOD TRUSS
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 SOH%
100			
			1,816 EFF BLDG AREA
			1,536 SQ FT LIVING AREA
			1,816 TOTAL EBA

275,410	RCN
217,574	RCNLD
221,925	ADJRCNLD
1 TOTAL ID UNIT VALUE	

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