

LOT 15
IN OR 1967/1352
CARTESIAN POINTE #3 PB 7/124

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

08-2N-27-0232-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	05	HOT WATER 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1,875	173,018
FGR	450	55	248	22,884
FOP	48	30	14	1,292
PTO	18	5	1	92
TOTALS	2,391		2,138	197,286

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	851.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,138	111.1320	100.30	214,441	2006	2006	0	0
1 SINGLE FAM - 0% - 0									
Heated Area: 1875									
HX Base Yr									

The diagram shows a large rectangular area labeled 'BAS 2006' with dimensions 35 by 41. To its left is a smaller area labeled 'FOP 2006' with dimensions 6 by 8. To its right is another area labeled 'FGR 2006' with dimensions 21 by 15. The total area is 1875 square feet.

76191 LONG POND LOOP, YULEE	BLD DATE 03/20/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								197,286	
TOTAL MARKET OB/XF VALUE								3,894	
TOTAL LAND VALUE - MARKET								50,000	
TOTAL MARKET VALUE								251,180	
SOH/AGL Deduction								22,709	
ASSESSED VALUE								228,471	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								228,471	
TOTAL JUST VALUE								251,180	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								208,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0618050	CO ISSUED	142,380	07/01/2006
E17727	ELEC OTHER	1,500	07/01/2006
M11779	MECH OTHER	0	07/01/2006
P11303	OTHER	0	07/01/2006
B0618050	NEW CONSTR	142,380	07/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1967/1352	3/13/2015	CT	U	I	18	108,900	
GRANTOR: CLERK OF COURT							
GRANTEE: AMERICAN HOMES 4 RE							
1457/1565	11/08/2006	WD	Q	I		220,500	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: DELONG JAMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W35 PTO=[YR=2006] N3 W6 S3 E6\$W7 S41 FOP=[YR=2006] S8 E6 N8 W6\$ E6 S8 E12 FGR=[YR=2006] E3 S15 E21 N21 W21 S3 W3 S3\$ N3 E3 N3 E21 N43\$.									

TOTAL OB/XF									
3,894									