

LOT 17
IN OR 1954/557
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-27-0232-0017-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
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	04 AIR DUCTED 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	170,299
FGR	450	55	248	22,525
FOP	48	30	14	1,272
FOP	260	30	78	7,084

TOTALS	2,633	2,215	201,180
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	863.00	SF	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		NORM	% COND	
0100	01	2,215	108.9711	98.35	217,845	2006	2006		0	0	7.65	92.35	
1 SINGLE FAM - 0% - 0 Heated Area: 1875 HX Base Yr													
76163 LONG POND LOOP, YULEE													
BLD DATE		03/20/2023		NW		LGL DATE		01/31/2007		JM		01/31/2007	
XF DATE		01/31/2007		JM		LAND DATE							
INC DATE						AG DATE							

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
Tax Group: 4								STANDARD	
Tax Dist:									
BUILDING MARKET VALUE								201,180	
TOTAL MARKET OB/XF VALUE								7,134	
TOTAL LAND VALUE - MARKET								50,000	
TOTAL MARKET VALUE								258,314	
SOH/AGL Deduction								24,714	
ASSESSED VALUE								233,600	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								233,600	
TOTAL JUST VALUE								258,314	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								212,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617539	ELEC OTHER	1,500	06/01/2006
M0611683	H/AC	0	06/01/2006
C17766	C0 ISSUED	142,686	05/01/2006
P11146	OTHER	0	05/01/2006
R09306	REPAIR/RRF	2,000	05/01/2006
B17766	NEW CONSTR	142,686	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1954/0557	12/29/2014	CT	U	I	18	119,100	
GRANTOR: CLERK OF COURT							
GRANTEE: AMERICAN HOMES 4 RE							
1449/0756	10/04/2006	WD	Q	I		216,000	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: MAHON JAMES F & HOL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W16 FOP=[YR=2006] N10 W26 S10 E26\$W26 S41 FOP=[YR=2006] S8 E6 N8 W6\$ E6 S8 E12 FGR=[YR=2006] E3 S15 E21 N21 W21 S3 W3 S3\$ N3E3N3E21 N43\$.									

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