

LOT 27
IN OR 2033/217
CASE #08-DR-1031 OR 1599/4

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

2023

08-2N-27-0232-0027-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floo	11 CLAY TILE 30
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	1,616	100	1,616	153,565
FGR	424	55	233	22,142
FOP	65	30	20	1,901
PTO	180	5	9	855
TOTALS	2,285		1,878	178,463

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	743.00	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	NORM	% COND
0100	01	1,878	114.0132	102.90	193,246	2006	2006	0	0	7.65	92.35
1 SINGLE FAM - 0% - 0 Heated Area: 1616 HX Base Yr											
76059 LONG POND LOOP, YULEE											

TOTAL OB/XF											
3,400											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	178,463		
TOTAL MARKET OB/XF VALUE	3,400		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	231,863		
SOH/AGL Deduction	21,246		
ASSESSED VALUE	210,617		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	210,617		
TOTAL JUST VALUE	231,863		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	193,659		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617109	CO ISSUED	0	03/01/2006
B0617109	NEW CONSTR	0	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2033/0217	3/10/2016	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: AMERICAN HOMES 4 RE					
1416/1930	6/05/2006	WD	Q	I	215,000
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: LEWIS KEVIN P & MAR					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W8 L2 U2 W8 L2 D2 PTO=[YR=2006] N10 W18 S10 E18\$ W18 S38 FOP=[YR=2006] S13 E5 N13 W5\$ E5 S13 E12 FGR=[YR=2006] S7 E21 N22 W2 S2 W19 S13\$ N13 E19 N2 E2 N36\$.									