LOT 4
IN OR 1953/1873
CARTESIAN POINTE #1 PB 6/345

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

**2023**

**09-2N-27-0230-0004-0000**

## 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 70 |
| Interior Floo | 15 | HARDTILE 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 |

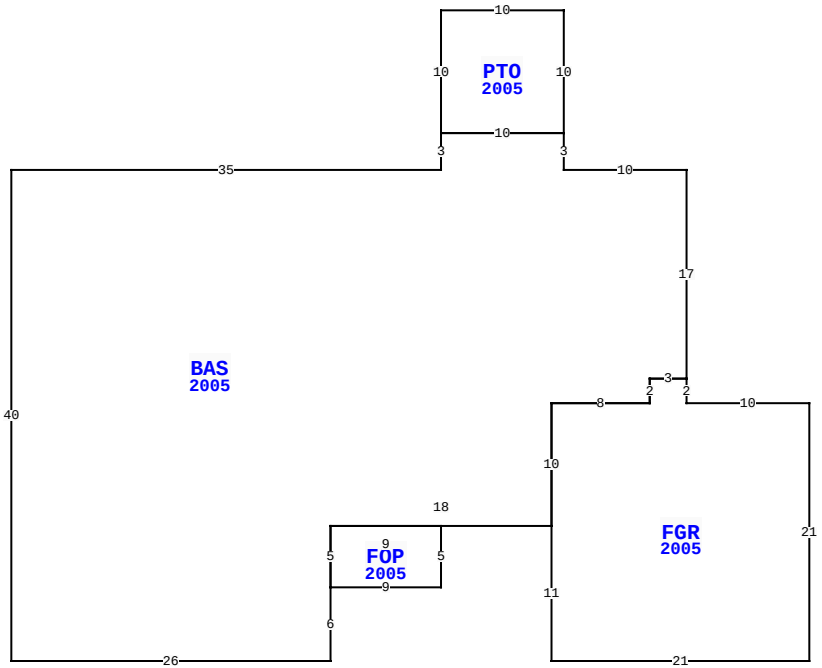
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4050.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,795 | 100 | 1,795 | 169,652 |
| FGR | 447 | 55 | 246 | 23,250 |
| FOP | 45 | 30 | 14 | 1,324 |
| PTO | 100 | 5 | 5 | 473 |
| TOTALS | 2,387 | | 2,060 | 194,698 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,060 | 114.0132 | 102.90 | 211,974 | 2005 | 2005 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 0% - 0 Heated Area: 1795 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/20/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

86336 AUGUSTUS AVE, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 194,698 |
| TOTAL MARKET OB/XF VALUE | 3,637 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 248,335 |
| SOH/AGL Deduction | 22,076 |
| ASSESSED VALUE | 226,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 226,259 |
| TOTAL JUST VALUE | 248,335 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 206,951 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413162 | NEW CONSTR | 132,417 | 07/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1953/1873 | 12/15/2014 | SW | U | I | 12 | 124,500 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 1939/1601 | 6/24/2014 | SW | U | I | 12 | 130,400 |
| GRANTOR: BANK OF AMERICA N A | | | | | | |
| GRANTEE: SECRETARY OF HOUSIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W10 N3 PTO=[YR=2005] N10 W10 S10 E10$ W10 S3 W35 S40 E26 N6 FOP=[YR=2005] E9 N5 W9 S5$ N5 E18 FGR=[YR=2005] S11 E21 N21 W10 N2 W3 S2 W8 S10$ N10 E8 N2 E3 N17$ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,045.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 87 | 3,637 | |

TOTAL OB/XF 3,637

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000134 | C | SFR POND | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 02/16/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS