LOT 69
IN OR 1887/1550
CARTESIAN POINTE #2 PB 7/35

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

2023

09-2N-27-0231-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

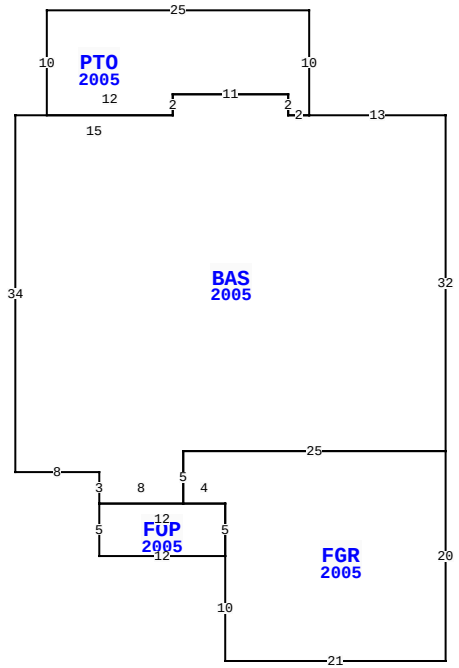
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,390	100	1,390	132,957
FGR	440	55	242	23,148
FOP	60	30	18	1,722
PTO	228	5	11	1,053
TOTALS	2,118		1,661	158,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,661	115.3950	104.14	172,977	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1390 HX Base Yr



76298 LONG POND LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	158,879
TOTAL MARKET OB/XF VALUE	6,652
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	215,531
SOH/AGL Deduction	21,604
ASSESSED VALUE	193,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,927
TOTAL JUST VALUE	215,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14798	ELEC OTHER	1,500	04/01/2005
M09505	MECH OTHER	0	03/01/2005
P09137	OTHER	0	03/01/2005
B14530	NEW CONSTR	103,210	02/01/2005
R07198	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1887/1550	11/04/2013	CT	U	I	18	95,200
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1639/0617	9/04/2009	WD	U	I	12	135,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CAVENDER KIMBERLY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2005] N10 W25 S10 E12 N2 E11 S2 E2$ W2 N2 W11 S2 W15 S34 E8 S3 FOP=[YR=2005] S5 E12 FGR=[YR=2005] S10 E21 N20 W25 S5 E4 S5$ N5 W12$ E8 N5 E25 N32$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	0	0	0	774.00	SF	5.20	5.20	100	2005	2005	3	87	3,502	

LAND DESCRIPTION

TOTAL OB/XF 6,652

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/27/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS