LOT 122
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC/
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2023

09-2N-27-1290-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

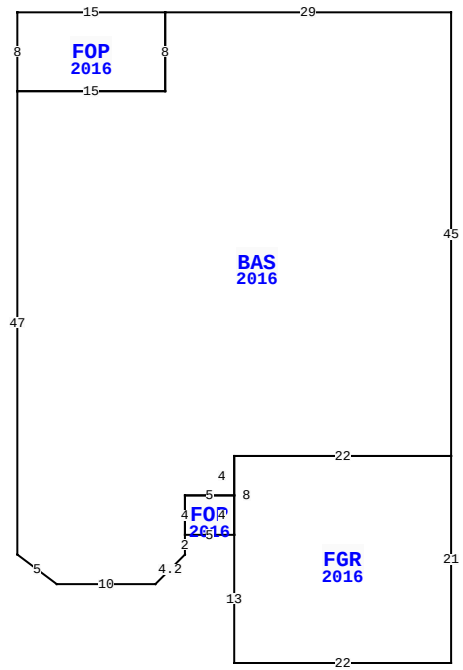
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	217,324
FGR	462	55	254	26,399
FOP	20	30	6	624
FOP	120	30	36	3,742
TOTALS	2,693		2,387	248,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	120.5890	108.83	259,777	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 2091 HX Base Yr



78222 SADDLE ROCK RD, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,087
TOTAL MARKET OB/XF VALUE	6,632
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	304,719
SOH/AGL Deduction	16,185
ASSESSED VALUE	288,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,534
TOTAL JUST VALUE	304,719
NCON VALUE	3,096
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632295	NEW CONSTR	261,457	05/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2504/1733	10/12/2021	WD	Q	I	01	340,000
GRANTOR: TORRES ORLANDO H						
GRANTEE: AMERICAN HOMES 4 RE						
2073/1418	9/20/2016	SW	Q	I	01	196,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: TORRES ORLANDO H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 FOP=[YR=2016] W15 S8 E15 N8 $ S8 W15 S47 D3 R4 E10 U3 R3 N2 FOP=[YR=2016] E5 FGR=[YR=2016] S13 E22 N21 W22 S8 $ N4 W5 S4 $ N4 E5 N4 E22 N45 $.

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	0811	CONCRETE B	0	0	0	0	701.00	SF	5.20	5.20	100	2016	2016	3	97	3,536	
2	0476	VF 6 SBPL	0	0	0	0	78.00	LF	32.00	32.00	100	2022	2022	3	100	2,496	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 6,632

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS