

LOT 59
LUMBER CREEK PUD-PHASE 3
OR 2226/853

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

2023

09-2N-27-1292-0059-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	10	ABOVE AVG 100	0100	01	2,164	121.7160	109.85	237,715	2019	2019	0	0	0	1.00	99.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1871														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floo	08	SHT VINYL 50																												
Interior Floo	14	CARPET 50																												
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			06	Quality Level 06																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA 04																										
NEIGHBORHOOD/LOC			4073.200																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,871	100	1,871	203,474																										
FGR	440	55	242	26,318																										
FOP	42	30	13	1,414																										
FOP	128	30	38	4,132																										
TOTALS			2,481	2,164	235,338																									
EXTRA FEATURES					77740 LUMBER CREEK BLVD, YULEE																									
L N	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	0810	CONCRETE A	0 0	0 0	563.00	SF	6.50	6.50	100	2019	2019	3	99	3,623																
BUILDING DIMENSIONS																														
BAS=[YR=2019;ORIG=0,0] W24 S8 W16 S54 E13 N7 E6 N9 N3 W3 U3R5 S3 E3 E5 N3 E11 N40 \$																														
FGR=[YR=2019;ORIG=-21,62] E21 N22 W11 S3 W8 N3 D1L2 D2L3 E3 S19 \$																														
FOP=[YR=2019;ORIG=-24,0] W16 S8 E16 N8 \$																														
FOP=[YR=2019;ORIG=-27,62] E6 N7 W6 S7 \$																														
.																														
LAND DESCRIPTION					TOTAL OB/XF 3,623																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/30/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																														