LOT 18
IN OR 2141/1224
TIMBER CREEK PLANTATION #1

AH4R PROPERTIES LLC
30601 AGOURA ROAD #200
AGOURA HILLS, CA 91301

2023

11-2N-26-2050-0018-0000

BUILDING CHARACTERISTICS

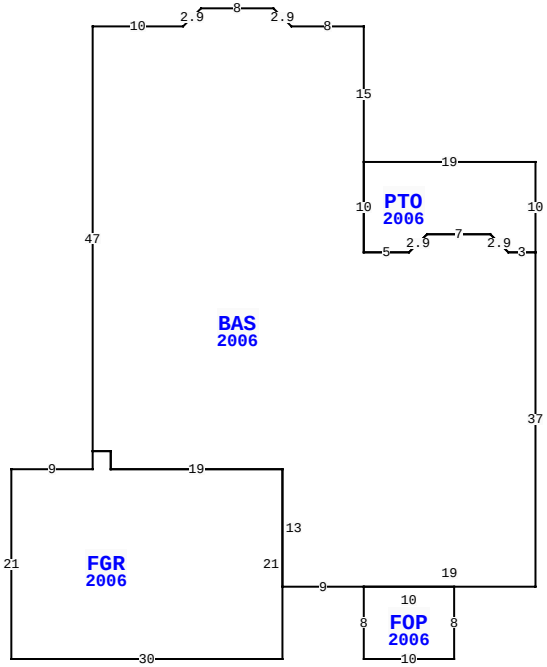
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100	2,324	200,060
FGR	634	55	349	30,044
FOP	80	30	24	2,066
PTO	172	5	9	775
TOTALS	3,210		2,706	232,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,706	103.6800	93.57	253,200	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 2324 HX Base Yr



76210 TIDEVIEW LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,944
TOTAL MARKET OB/XF VALUE	4,213
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	292,157
SOH/AGL Deduction	29,546
ASSESSED VALUE	262,611
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,611
TOTAL JUST VALUE	292,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15911	NEW CONSTR	173,541	02/07/2006
M10640	MECH OTHER	0	11/01/2005
E15798	ELEC OTHER	1,500	09/01/2005
P10074	OTHER	0	09/01/2005
R08132	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2141/1224	8/18/2017	WD	Q	I	01	215,000
GRANTOR: PARROTT JASON W & KIM						
GRANTEE: AH4R PROPERTIES LLC						
1681/0612	6/03/2010	WD	U	I	12	189,000
GRANTOR: GOSSETT SEAN						
GRANTEE: PARROTT JASON W & K						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W19 BAS=[YR=2006] N15 W8 L2 U2 W8 D2 L2 W10 S47 FGR=[YR=2006] S2 W9 S21 E30 N21 W19 N2 W2$ E2 S2 E19 S13 E9 FOP=[YR=2006] S8 E10 N8 W10$ E19 N37 W3 L2 U2 W7 D2 L2 W5 N10$ S10 E5 R2 U2 E7 D2 R2 E3 N10$.

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	1,197.00	SF	4.00	4.00	100	2006	2006	3	88	4,213	

LAND DESCRIPTION

TOTAL OB/XF 4,213

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS