LOT 206
IN OR 1864/1228
TIMBER CREEK PLANTATION #1

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

2023

11-2N-26-2050-0206-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

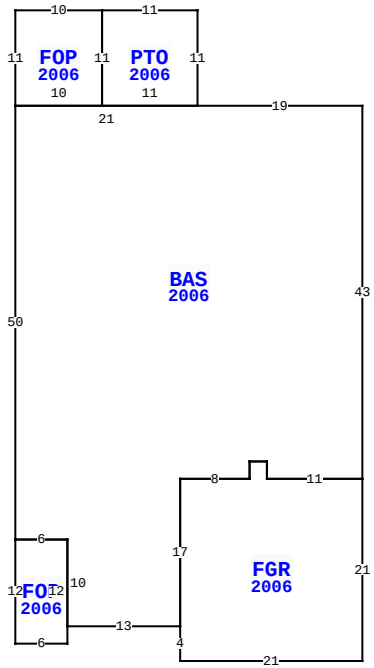
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,979	100	1,979	176,005
FGR	445	55	245	21,789
FOP	72	30	22	1,957
FOP	110	30	33	2,935
PTO	121	5	6	534
TOTALS	2,727		2,285	203,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	107.1140	96.67	220,891	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1979 HX Base Yr



76227 DEERWOOD DR, YULEE

BLD DATE	02/05/2013	KK	LGL DATE
XF DATE	03/20/2007	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,220
TOTAL MARKET OB/XF VALUE	3,295
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	261,515
SOH/AGL Deduction	27,640
ASSESSED VALUE	233,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,875
TOTAL JUST VALUE	261,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16255	CO ISSUED	147,911	01/01/2006
M10925	MECH OTHER	0	01/01/2006
E16543	ELEC OTHER	1,500	01/01/2006
B16255	NEW CONSTR	147,911	01/01/2006
P10420	OTHER	0	12/01/2005
R08354	REPAIR/RRF	2,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1864/1228	6/21/2013	WD	Q	I	02	136,000
GRANTOR: NUCKOLS TODD W & CHRI						
GRANTEE: AMERICAN HOMES 4 RE						
1404/0471	4/13/2006	WD	Q	I		256,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: NUCKOLS TODD W & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 PTO=[YR=2006] N11 W11 FOP=[YR=2006] W10 S11 E10 N11$ S11 E11$ W21 S50 FOP=[YR=2006] S12 E6 N12 W6$ E6 S10 E13 FGR=[YR=2006] S4 E21 N21 W11 N2 W2 S2 W8 S17$ N17 E8 N2 E2 S2 E11 N43$.

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	720.00	SF	5.20	5.20	100	2006	2006	3	88	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,295

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	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