LOT 56
IN OR 1924/342
TIMBER CREEK PLANTATION #2

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

2023

11-2N-26-2051-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

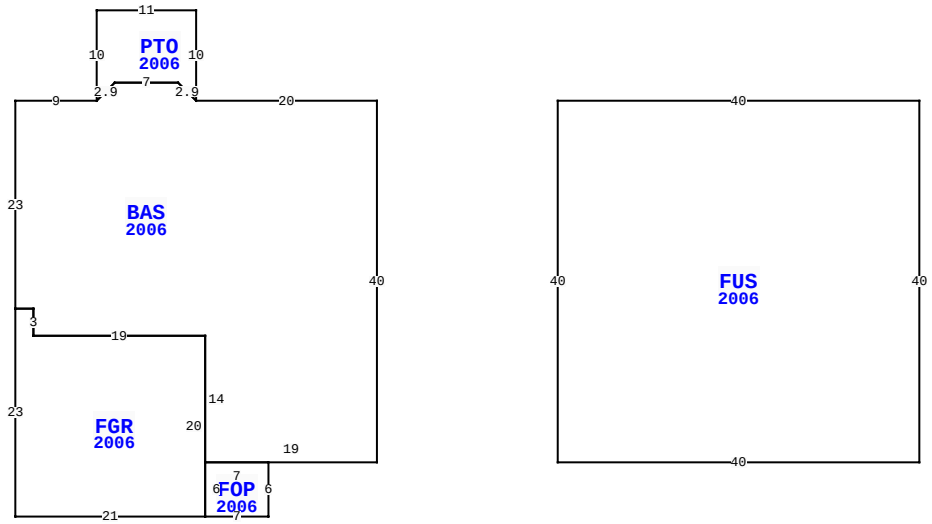
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,318	100	1,318	109,336
FGR	426	55	234	19,412
FOP	42	30	13	1,078
FUS	1,600	100	1,600	132,730
PTO	92	5	5	415
TOTALS	3,478		3,170	262,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,170	99.9120	90.17	285,839	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 2918 HX Base Yr



BLD DATE	01/31/2013	KK	LGL DATE
XF DATE	02/27/2007	JM	LAND DATE 02/27/2007 JM
INC DATE			AG DATE

75368 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	262,972
TOTAL MARKET OB/XF VALUE	3,588
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	321,560
SOH/AGL Deduction	30,212
ASSESSED VALUE	291,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,348
TOTAL JUST VALUE	321,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11856	MECH OTHER	0	08/01/2006
E17767	ELEC OTHER	1,500	07/01/2006
P11320	OTHER	0	07/01/2006
C17572	CO ISSUED	0	04/01/2006
B17572	NEW CONSTR	200,345	04/01/2006
R09179	REPAIR/RRF	2,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1924/0342	6/24/2014	CT	U	I	18	136,100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1475/0996	1/31/2007	WD	Q	I		254,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HUGHES STEPHEN & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 PTO=[YR=2006] N10 W11 S10 R2 U2 E7 D2 R2 $ L2 U2 W7 D2 L2 W9 S23 FGR=[YR=2006] S23 E21 FOP=[YR=2006] E7 N6 W7 S6$ N20 W19 N3 W2 $ E2 S3 E19 S14 E19 N40$ PTR=E 20 FUS=[YR=2006] E40 S40 W40 N40$ W20$.

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	784.00	SF	5.20	5.20	100	2006	2006	3	88	3,588	

LAND DESCRIPTION

TOTAL OB/XF 3,588

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		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