

LOT 99
IN OR 2153/1519
TIMBER CREEK PLANTATION #2

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

11-2N-26-2051-0099-0000



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 70
Interior Floo	08	SHT VINYL 30
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	2,219	100	2,219	190,273
FGR	426	55	234	20,065
FOP	105	30	32	2,744
PTO	18	5	1	86

TOTALS	2,768		2,486	213,168
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	718.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	0	0	0	512.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0	0003		0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,486	102.7200	92.70	230,452	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 0% - 0 Heated Area: 2219 HX Base Yr											
75036 RAVENWOOD DR, YULEE											
BLD DATE 02/01/2013 KK LGL DATE XF DATE INC DATE											

TOTAL OB/XF											
8,059											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		213,168	
TOTAL MARKET OB/XF VALUE		8,059	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		276,227	
SOH/AGL Deduction		29,567	
ASSESSED VALUE		246,660	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		246,660	
TOTAL JUST VALUE		276,227	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,899	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19839	ELEC OTHER	1,500	08/01/2007
M13204	MECH OTHER	0	08/01/2007
C20186	CO ISSUED	0	07/01/2007
B20186	NEW CONSTR	178,860	07/01/2007
P12566	OTHER	0	07/01/2007
R10541	REPAIR/RRF	2,000	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2153/1519	10/19/2017	WD	Q	I	01
GRANTOR:SMITH TIMOTHY S II &					
GRANTEE:AH4R PROPERTIES LLC					
1596/1255	12/10/2008	WD	Q	I	
GRANTOR:KB HOME JACKSONVILLE					
GRANTEE:SMITH TIMOTHY S II					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2007] W17 PTO=[YR=2007] N3 W6 S3 E6\$ W11 L2 U2 W8 D2 L2 W9 S45 FGR=[YR=2007] S20 E21 N23 W2 S3 W19 \$ E19 N3 E2 S3 E7 FOP=[YR=2007] S5 E21 N5 W21\$ E21 N45\$.					