LOT 102
IN OR 1998/436
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-26-2051-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

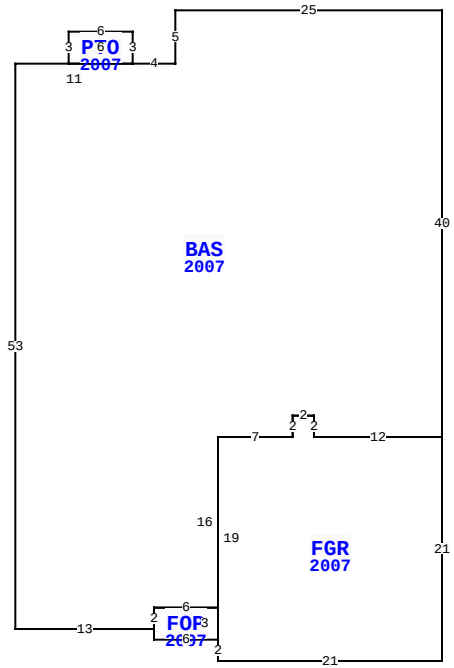
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,851	100	1,851	163,547
FGR	445	55	245	21,647
FOP	18	30	5	442
PTO	18	5	1	89
TOTALS	2,332		2,102	185,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,102	105.8400	95.52	200,783	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1851 HX Base Yr



BLD DATE	01/30/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

75086 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	185,724
TOTAL MARKET OB/XF VALUE	3,133
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	243,857
SOH/AGL Deduction	27,314
ASSESSED VALUE	216,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,543
TOTAL JUST VALUE	243,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19676	ELEC OTHER	1,500	07/01/2007
M13134	MECH OTHER	0	07/01/2007
C20070	CO ISSUED	0	06/01/2007
P12491	OTHER	0	06/01/2007
R10468	REPAIR/RRF	2,000	06/01/2007
B20070	NEW CONSTR	150,876	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1998/0436	5/12/2015	SW	U	I	12	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: AMERICAN HOMES 4 RE						
1977/1561	5/04/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 S5 W4 PTO=[YR=2007] N3 W6 S3 E6$ W11 S53 E13 FOP=[YR=2007] S1 E6 FGR=[YR=2007] S2 E21 N21 W12 N2W2S2W7 S19$ N3 W6 S2$ N2 E6 N16 E7 N2 E2 S2 E12 N40$.

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	677.00	SF	5.20	5.20	100	2007	2007	3	89	3,133	

LAND DESCRIPTION

TOTAL OB/XF 3,133

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		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