LOT 13
IN OR 1842/56
BELLS RIVER ESTATES #3

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

**2023**

**37-3N-27-0136-0013-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 21 | STONE 10 |
| 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 | | 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 |

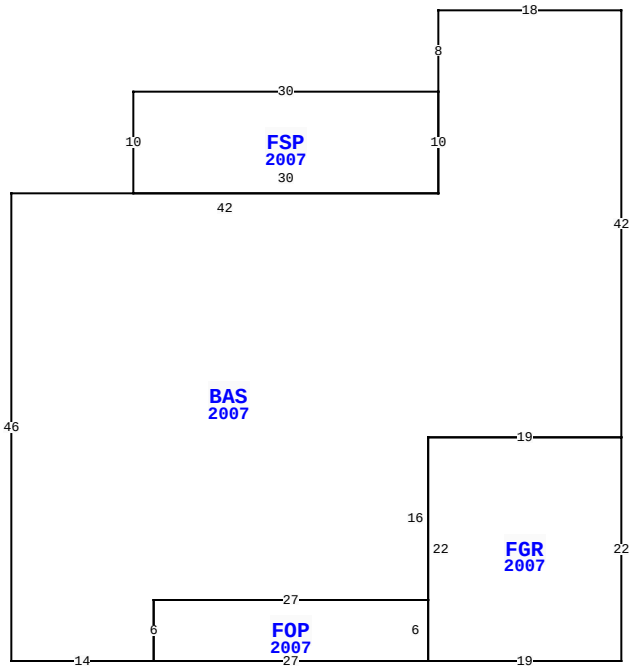
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4062.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,504 | 100 | 2,504 | 192,360 |
| FGR | 418 | 55 | 230 | 17,669 |
| FOP | 162 | 30 | 49 | 3,764 |
| FSP | 300 | 40 | 120 | 9,219 |
| TOTALS | 3,384 | | 2,903 | 223,012 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,903 | 92.0260 | 83.05 | 241,094 | 2007 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 2504 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 01/17/2013 | KK | LGL DATE |
| XF DATE | 07/02/2007 | JM | LAND DATE |
| INC DATE | | | AG DATE |

97154 YORKSHIRE DR, YULEE

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 223,012 |
| TOTAL MARKET OB/XF VALUE | 4,162 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 272,174 |
| SOH/AGL Deduction | 52,297 |
| ASSESSED VALUE | 219,877 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 219,877 |
| TOTAL JUST VALUE | 272,174 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 233,374 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B19921 | ADDITION | 3,000 | 05/01/2007 |
| C17952 | CO ISSUED | 0 | 06/01/2006 |
| M0611636 | H/AC | 0 | 06/01/2006 |
| D0617952 | NEW CONSTR | 162,832 | 06/01/2006 |
| E0617478 | ELEC OTHER | 1,800 | 06/01/2006 |
| P0611216 | OTHER | 0 | 06/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1842/0056 | 2/15/2013 | WD | Q | I | 02 | 145,900 |
| GRANTOR: RIVERA JUAN A NAVARRO | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 1508/0262 | 6/26/2007 | WD | Q | I | | 242,000 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: RIVERA JUAN A NAVAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W18 S8 FSP=[YR=2007] W30 S10 E30 N10$ S10 W42 S46 E14 FOP=[YR=2007] E27 FGR=[YR=2007] E19 N22 W19 S22$ N6 W27 S6$ N6 E27 N16 E19 N42$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 895.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 89 | 4,142 | |
| 3 | 0851 | PATIO STON | 0 | 0 | 6 | 5 | 30.00 | SF | 0.75 | 0.75 | 100 | 2008 | 2008 | 3 | 90 | 20 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,162

| 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 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 05/24/2018 BY SBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS