LOT 36
IN OR 1857/966
HERON ISLES PHASE #1 PB 7/40

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

2023

37-3N-28-0740-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

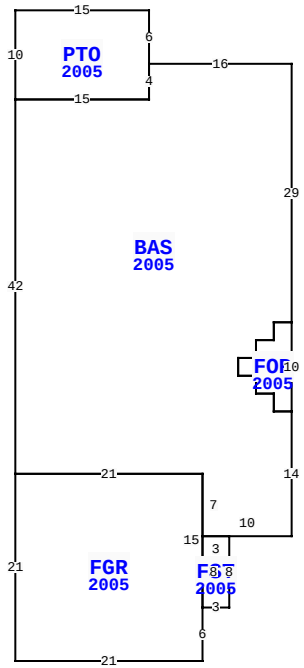
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	140,831
FGR	441	55	243	24,444
FOP	36	30	11	1,106
FST	24	55	13	1,308
PTO	150	5	8	805
TOTALS	2,051		1,675	168,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,675	121.2200	109.40	183,245	2005	2005	0	0	0	8.05	91.95

1 SINGLE FAM – 0% - 0 Heated Area: 1400 HX Base Yr



96033 SUNFISH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	168,494
TOTAL MARKET OB/XF VALUE	5,760
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	229,254
SOH/AGL Deduction	41,103
ASSESSED VALUE	188,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,151
TOTAL JUST VALUE	229,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14491	NEW CONSTR	2,000	03/01/2005
M09418	H/AC	0	03/01/2005
B14479	NEW CONSTR	103,856	02/01/2005
P09052	NEW CONSTR	0	02/01/2005
R07160	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/0966	5/02/2013	WD	Q	I	02	116,000
GRANTOR: TSERING ANDREI						
GRANTEE: AMERICAN HOMES 4 RE						
1356/1732	10/07/2005	WD	Q	I		144,000
GRANTOR: FRASER LEWIS A II						
GRANTEE: TSERING ANDREI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N6 W15 S10 E15 N4$ S4 W15 S42 FGR=[YR=2005] S21 E21 N6 FST=[YR=2005] E3 N8 W3 S8$ N15 W21$ E21 S7 E10 N14 FOP=[YR=2005] N10 W2 S2 W2 S2 W2 S2 E2 S2 E2 S2 E2$ W2 N2 W2 N2 W2 N2 E2 N2 E2 N2 E2 N29$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	0	0	0	577.00	SF	5.20	5.20	100	2005	2005	3	87	2,610	

LAND DESCRIPTION

TOTAL OB/XF 5,760

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/29/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS