LOT 172
IN OR 1939/1922
HERON ISLES PHASE #1 PB 7/40

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

2023

37-3N-28-0740-0172-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

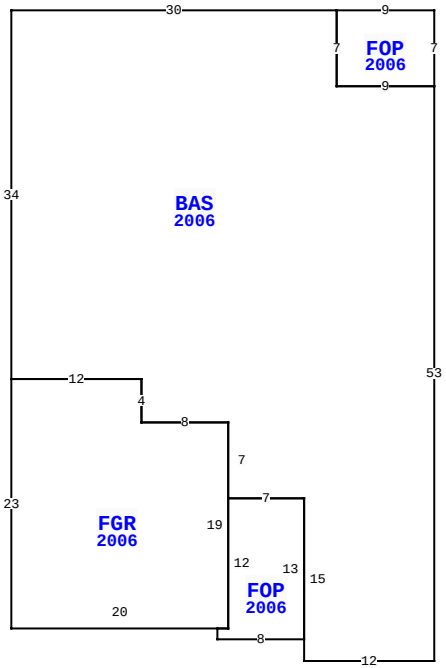
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,684	100	1,684	173,542
FGR	428	55	235	24,218
FOP	63	30	19	1,958
FOP	92	30	28	2,886
TOTALS	2,267		1,966	202,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	123.6466	111.59	219,386	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1684 HX Base Yr



96687 COMMODORE POINT DR, 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	202,603
TOTAL MARKET OB/XF VALUE	4,324
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	261,927
SOH/AGL Deduction	46,516
ASSESSED VALUE	215,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,411
TOTAL JUST VALUE	261,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11198	MECH OTHER	0	03/01/2006
C16546	CO ISSUED	204,490	02/01/2006
E16824	ELEC OTHER	1,600	02/01/2006
C16546	NEW CONSTR	204,490	02/01/2006
R08548	REPAIR/RRF	1,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/1922	9/30/2014	CT	U	I	18	114,900
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1424/0974	6/29/2006	WD	Q	I		226,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SERRANO LEONARDO II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N53 FOP=[YR=2006] N7W9 S7 E9 $W9 N7 W30 S34
FGR=[YR=2006] S23 E20 N19 W8 N4 W12$E12 S4 E8 S7
FOP=[YR=2006] S12 W1 S1 E8 N13 W7$E7 S15 E12$.

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	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50	6.50	100	2006	2006	3	88	4,118	
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	2006	2006	3	88	206	

LAND DESCRIPTION

TOTAL OB/XF 4,324

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/26/2017 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS