

LOT 179
IN OR 1960/1932
HERON ISLES PHASE #1 PB 7/40

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

2023

37-3N-28-0740-0179-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	850	86,143
FGR	450	55	248	25,134
FOP	50	30	15	1,520
FOP	150	30	45	4,560
FUS	882	100	882	89,386
TOTALS	2,382		2,040	206,744

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661
2	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	2006	2006	3	88	429

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	121.5984	109.74	223,870	2006	2006	0	0	0	7.65	92.35
1 SINGLE FAM - 0% - 0												
Heated Area: 1732												
HX Base Yr												
BLD DATE						LGL DATE						
XF DATE						LAND DATE						
INC DATE						AG DATE						

96615 COMMODORE POINT DR, YULEE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	88	3,661	
100	2006	2006	3	88	429	

TOTAL OB/XF												
4,090												
TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	206,744		
TOTAL MARKET OB/XF VALUE	4,090		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	265,834		
SOH/AGL Deduction	47,178		
ASSESSED VALUE	218,656		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	218,656		
TOTAL JUST VALUE	265,834		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	229,492		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17684	ELEC OTHER	1,900	07/01/2006
M11834	MECH OTHER	0	07/01/2006
P11298	OTHER	0	07/01/2006
C17877	CO ISSUED	204,240	05/01/2006
R09363	REPAIR/RRF	1,500	05/01/2006
B17877	NEW CONSTR	204,240	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1960/1932	1/28/2015	SW	U	I	12	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: AMERICAN HOMES 4 RE						
1958/0975	1/21/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2006] N30 W15 FOP=[YR=2006] N10 W15 S10 E15\$W15 S29 FGR=[YR=2006] S21 E20 N27 W4 S3 W2 S3 W14\$ E14 N3 E2 N3 E4 S7 FOP=[YR=2005] S5 E10 N5 W10\$E10\$ PTR=E15N1 FUS=[YR=2006] N29 E30 S30 W12 N1 W18 \$W15S1\$.		