LOT 1
IN OR 1876/1234
SEA WINDS PB 6/269

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

2024

00-00-30-0608-0001-0000

BUILDING CHARACTERISTICS

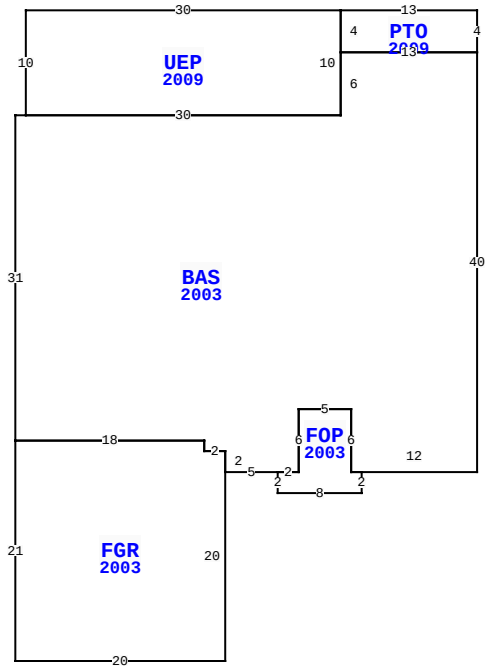
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 02
NEIGHBORHOOD/LOC	2013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	1,486	201,146
FGR	418	55	230	31,133
FOP	46	30	14	1,895
PTO	52	5	3	406
UEP	300	60	180	24,365
TOTALS	2,302		1,913	258,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,913	119.6580	149.57	286,127	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 1486 HX Base Yr



96014 SEA WINDS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	258,945
TOTAL MARKET OB/XF VALUE	3,310
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	387,255
SOH/AGL Deduction	94,984
ASSESSED VALUE	292,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,271
TOTAL JUST VALUE	387,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035087	REPAIR/RRF	2,500	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1876/1234	8/30/2013	CT	U	I	18	116,100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1188/0559	11/13/2003	WD	Q	I		166,000
GRANTOR: JAMES R HANNAH INC						
GRANTEE: HALL JEFF W & SALLY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W13 UEP=[YR=2009] W30 S10 BAS=[YR=2003] W1 S31 FGR=[YR=2003] S21 E20 N20 W2 N1 W18$ E18 S1 E2 S2 E5 FOP=[YR=2003] S2 E8 N2 W1 N6 W5 S6 W2$ E2 N6 E5 S6 E12 N40 W13 S6 W30$ E30 N10$ S4 E13 N4 $.

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	662.00	SF	5.20	5.20	100	2003	2003	3	83	2,857	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	2003	2003	3	83	453	

LAND DESCRIPTION

TOTAL OB/XF 3,310

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS