LOT 15
IN OR 1967/1352
CARTESIAN POINTE #3 PB 7/124

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

2024

08-2N-27-0232-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	05	HOT WATER 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

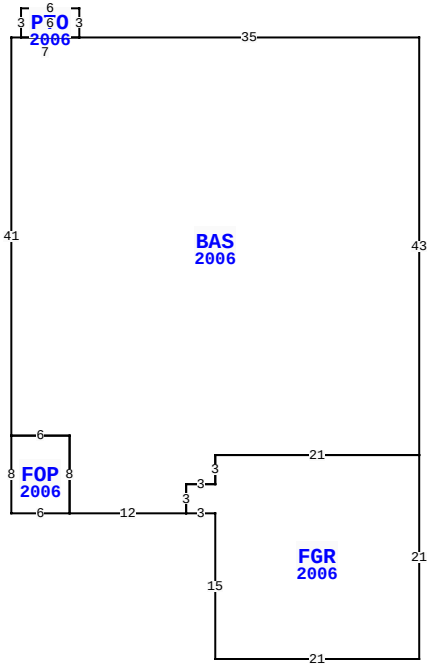
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1,875	181,136
FGR	450	55	248	23,958
FOP	48	30	14	1,352
PTO	18	5	1	97
TOTALS	2,391		2,138	206,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	111.1320	105.58	225,730	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1875 HX Base Yr



76191 LONG POND LOOP, YULEE

BLD DATE	03/20/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,543
TOTAL MARKET OB/XF VALUE	3,850
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	260,393
SOH/AGL Deduction	9,075
ASSESSED VALUE	251,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,318
TOTAL JUST VALUE	260,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0618050	CO ISSUED	142,380	07/01/2006
E17727	ELEC OTHER	1,500	07/01/2006
M11779	MECH OTHER	0	07/01/2006
P11303	OTHER	0	07/01/2006
B0618050	NEW CONSTR	142,380	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1967/1352	3/13/2015	CT	U	I	18	108,900
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1457/1565	11/08/2006	WD	Q	I		220,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DELONG JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W35 PTO=[YR=2006] N3 W6 S3 E6$W7 S41
FOP=[YR=2006] S8 E6 N8 W6$ E6 S8 E12 FGR=[YR=2006] E3 S15 E21 N21 W21 S3 W3 S3$ N3 E3 N3 E21 N43$.

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	851.00	SF	5.20	5.20	100	2006	2006	3	87	3,850	

TOTAL OB/XF 3,850

LAND DESCRIPTION

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS