LOT 18
IN OR 2141/1224
TIMBER CREEK PLANTATION #1

AH4R PROPERTIES LLC
30601 AGOURA ROAD #200
AGOURA HILLS, CA 91301

**2024**

**11-2N-26-2050-0018-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

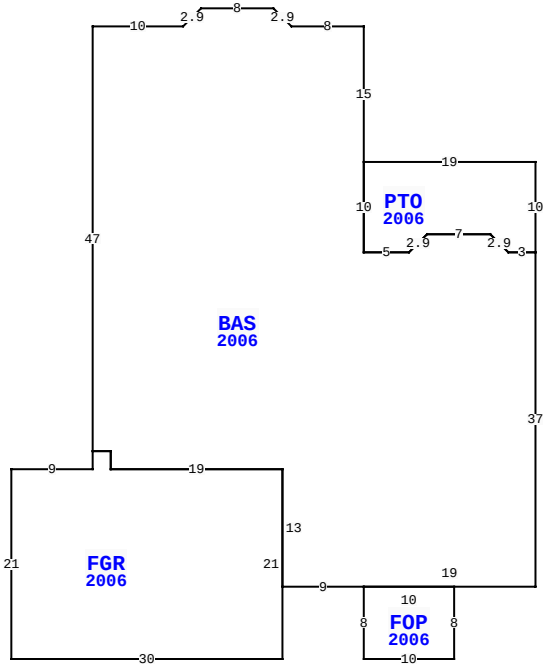
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,324 | 100 | 2,324 | 209,456 |
| FGR | 634 | 55 | 349 | 31,455 |
| FOP | 80 | 30 | 24 | 2,163 |
| PTO | 172 | 5 | 9 | 812 |
| TOTALS | 3,210 | | 2,706 | 243,885 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,706 | 103.6800 | 98.50 | 266,541 | 2006 | 2006 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 2324 HX Base Yr




76210 TIDEVIEW LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | 243,885 |
| TOTAL MARKET OB/XF VALUE | 4,166 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 303,051 |
| SOH/AGL Deduction | 14,179 |
| ASSESSED VALUE | 288,872 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 288,872 |
| TOTAL JUST VALUE | 303,051 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 292,157 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B15911 | NEW CONSTR | 173,541 | 02/07/2006 |
| M10640 | MECH OTHER | 0 | 11/01/2005 |
| E15798 | ELEC OTHER | 1,500 | 09/01/2005 |
| P10074 | OTHER | 0 | 09/01/2005 |
| R08132 | REPAIR/RRF | 2,000 | 08/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2141/1224 | 8/18/2017 | WD | Q | I | 01 | 215,000 |
| GRANTOR: PARROTT JASON W & KIM | | | | | | |
| GRANTEE: AH4R PROPERTIES LLC | | | | | | |
| 1681/0612 | 6/03/2010 | WD | U | I | 12 | 189,000 |
| GRANTOR: GOSSETT SEAN | | | | | | |
| GRANTEE: PARROTT JASON W & K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2006] W19 BAS=[YR=2006] N15 W8 L2 U2 W8 D2 L2 W10 S47 FGR=[YR=2006] S2 W9 S21 E30 N21 W19 N2 W2$ E2 S2 E19 S13 E9 FOP=[YR=2006] S8 E10 N8 W10$ E19 N37 W3 L2 U2 W7 D2 L2 W5 N10$ S10 E5 R2 U2 E7 D2 R2 E3 N10$.

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,197.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 4,166 | |

TOTAL OB/XF 4,166

## 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 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS