

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

11-2N-26-2051-0102-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0100 01 2,102 105.8400 100.55 211,356 2007 2007 0 0 8.00 92.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0 Heated Area: 1851 HX Base Yr										BUILDING MARKET VALUE 194,448									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 3,098									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 252,546									
Interior Floo 08 SHT VINYL 20																				SOH/AGL Deduction 14,349									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 238,197									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 238,197									
Bathrooms 2 100																				TOTAL JUST VALUE 252,546									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 243,857									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				E19676 ELEC OTHER 1,500 07/01/2007									
MAP NUM MKT AREA 05																				M13134 MECH OTHER 0 07/01/2007									
NEIGHBORHOOD/LOC 5005.00																				C20070 CO ISSUED 0 06/01/2007									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				P12491 OTHER 0 06/01/2007									
BAS 1,851 100 1,851 171,229																				R10468 REPAIR/RRF 2,000 06/01/2007									
FGR 445 55 245 22,664																				B20070 NEW CONSTR 150,876 06/01/2007									
FOP 18 30 5 463																													
PTO 18 5 1 93																													
TOTALS 2,332 2,102 194,448																													
EXTRA FEATURES										75086 RAVENWOOD DR, YULEE										SALES DATA									
L N 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										BLD DATE 01/30/2013 KK LGL DATE										OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
1 0811 CONCRETE B 0 0 0 0 677.00 SF 5.20 5.20 100 2007 2007 3 88 3,098										XF DATE INC DATE LAND DATE AG DATE										1998/0436 5/12/2015 SW U I 12 100									
																				GRANTOR: BAYVIEW LOAN SERVICIN									
																				GRANTEE: AMERICAN HOMES 4 RE									
																				1977/1561 5/04/2015 CT U I 18 100									
																				GRANTOR: CLERK OF COURT									
																				GRANTEE: BAYVIEW LOAN SERVIC									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
																				BAS=[YR=2007] W25 S5 W4 PT0=[YR=2007] N3 W6 S3 E6\$ W11 S53 E13 FOP=[YR=2007] S1 E6 FGR=[YR=2007] S2 E21 N21 W12 N2W2S2W7 S19\$ N3 W6 S2\$ N2 E6 N16 E7 N2 E2 S2 E12 N40\$.									
LAND DESCRIPTION										TOTAL OB/XF 3,098																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000134 C SFR POND 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									