LOT 76
TIMBER CREEK PLANTATION #3
PB 7/302

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2024

11-2N-26-2052-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

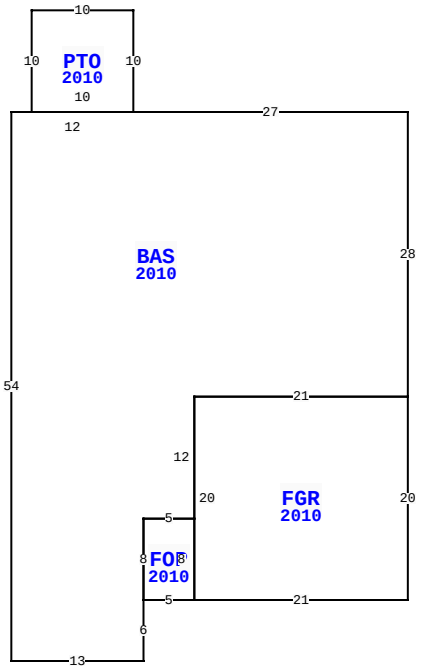
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,490	100	1,490	148,570
FGR	420	55	231	23,033
FOP	40	30	12	1,197
PTO	100	5	5	498
TOTALS	2,050		1,738	173,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	110.6000	105.07	182,612	2010	2012	0	0	0	5.10	94.90

1 SINGLE FAM – 0% - 2023 Heated Area: 1490 HX Base Yr



77254 COBBLESTONE DR, YULEE

BLD DATE	08/16/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	173,299
TOTAL MARKET OB/XF VALUE	3,492
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	231,791
SOH/AGL Deduction	0
ASSESSED VALUE	231,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,791
TOTAL JUST VALUE	231,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23429	CO ISSUED	0	06/09/2010
M15193	MECH OTHER	0	04/01/2010
E22559	ELEC OTHER	0	04/01/2010
B23429	NEW CONSTR	196,977	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0226	3/22/2022	WD	Q	I	01	340,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: AMERICAN HOMES 4 RE						
2543/0340	2/28/2022	WD	U	I	37	279,600
GRANTOR: BLADEN MORGAN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W27 PTO=[YR=2010] N10 W10 S10 E10$ W12 S54 E13 N6 FOP=[YR=2010] E5 FGR=[YR=2010] E21 N20 W21 S20$ N8 W5 S8$ N8 E5 N12 E21 N28$.

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	708.00	SF	5.20	5.20	100	2010	2010	3	91	3,350	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2010	2010	3	91	142	

LAND DESCRIPTION

TOTAL OB/XF 3,492

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	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 05/24/2023 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS