LOT 92
IN OR 2140/2
TIMBER CREEK PLANTATION #3

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

11-2N-26-2052-0092-0000

BUILDING CHARACTERISTICS

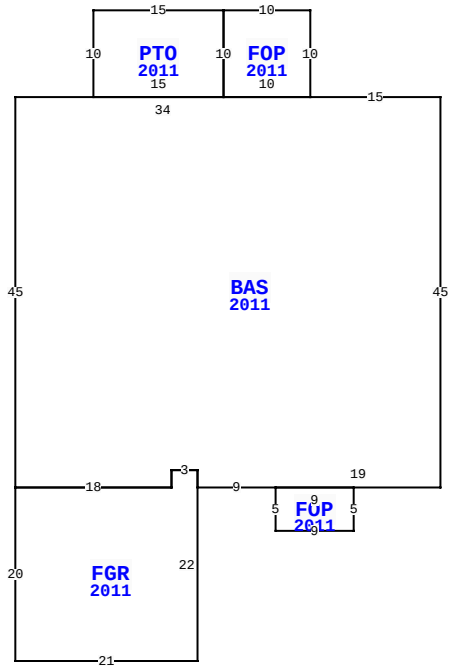
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,199	100	2,199	203,409
FGR	426	55	234	21,645
FOP	45	30	14	1,295
FOP	100	30	30	2,775
PTO	150	5	8	740
TOTALS	2,920		2,485	229,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,485	103.2000	98.04	243,629	2011	2011	0	0	0	5.65	94.35

1 SINGLE FAM – 0% - 0 Heated Area: 2199 HX Base Yr



78297 DUCKWOOD TRL, YULEE

BLD DATE	08/18/2011 KK	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	229,864
TOTAL MARKET OB/XF VALUE	3,538
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	288,402
SOH/AGL Deduction	13,417
ASSESSED VALUE	274,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,985
TOTAL JUST VALUE	288,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24715	CO ISSUED	0	08/19/2011
M16296	H/AC	0	06/01/2011
P14802	NEW CONSTR	0	05/01/2011
B24715	NEW CONSTR	243,414	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/0002	8/11/2017	WD	Q	I	01	207,500
GRANTOR: COLEMAN JAMES R & DIA						
GRANTEE: AH4R PROPERTIES LLC						
1755/1116	8/23/2011	WD	Q	I	01	195,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COLEMAN JAMES R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 FOP=[YR=2011] N10 W10 PTO=[YR=2011] W15 S10 E15 N10$ S10 E10$ W34 S45 FGR=[YR=2011] S20 E21 N22 W3 S2 W18$ E18 N2 E3 S2 E9 FOP=[YR=2011] S5 E9 N5 W9$ E19 N45$.

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	612.00	SF	5.20	5.20	100	2011	2011	3	92	2,928	
2	0810	CONCRETE A	0	0	34	3	102.00	SF	6.50	6.50	100	2011	2011	3	92	610	

LAND DESCRIPTION

TOTAL OB/XF 3,538

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		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