

LOT 139
IN OR 2007/146
TIMBER CREEK PLANTATION #3

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

2024

11-2N-26-2052-0139-0000



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	08	SHT VINYL 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	1,880	100	1,880	174,877
FGR	713	55	392	36,463
FOP	42	30	13	1,210
PTO	210	5	10	930
TOTALS	2,845		2,295	213,480

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	949.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,295	103.7820	98.59	226,264	2011	2011	0	0	5.65	94.35
1 SINGLE FAM - 0% - 0 Heated Area: 1880 HX Base Yr											
78152 DUCKWOOD TRL, YULEE											

BLD DATE	11/02/2011	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
5,007											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	213,480		
TOTAL MARKET OB/XF VALUE	5,007		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	273,487		
SOH/AGL Deduction	15,913		
ASSESSED VALUE	257,574		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	257,574		
TOTAL JUST VALUE	273,487		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	263,940		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24861	CO ISSUED	0	09/27/2011
E23690	NEW CONSTR	0	08/01/2011
M16429	H/AC	0	08/01/2011
P14875	NEW CONSTR	0	07/01/2011
B24861	NEW CONSTR	221,663	06/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2007/0146	10/05/2015	CT	U	I	18	124,000
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1758/0239	9/15/2011	WD	Q	I	01	168,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CASTRO CHARLES R JR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2011] W10 BAS=[YR=2011] N40 PTO=[YR=2011] N10 W21 S10 E21\$ W40 S61 E12 N11 FOP=[YR=2011] E7 N6 W7 S6\$ N6 E7 N4 E21\$ W21 S23 E31 N23\$.											