LOT 61
IN OR 1845/1959
FLORA PARKE PB 6/137-139

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

**2024**

**25-2N-28-0550-0061-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

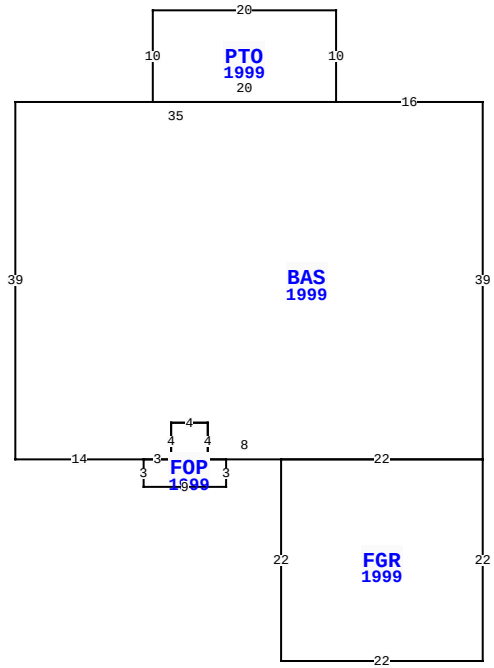
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 04 |
| NEIGHBORHOOD/LOC | 4041.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,973 | 100 | 1,973 | 216,017 |
| FGR | 484 | 55 | 266 | 29,123 |
| FOP | 43 | 30 | 13 | 1,424 |
| PTO | 200 | 5 | 10 | 1,095 |
| TOTALS | 2,700 | | 2,262 | 247,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,262 | 106.8200 | 133.52 | 302,022 | 1999 | 1999 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SNGL FAM – 0% - 0 Heated Area: 1973 HX Base Yr




24012 FLORA PARKE BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 247,658 |
| TOTAL MARKET OB/XF VALUE | 8,471 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 331,129 |
| SOH/AGL Deduction | 60,913 |
| ASSESSED VALUE | 270,216 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 270,216 |
| TOTAL JUST VALUE | 331,129 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 311,089 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 99 3520 | H/AC | 0 | 01/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1845/1959 | 2/20/2013 | WD | U | I | 11 | 100 |
| GRANTOR: SYNOVUS MORTGAGE CORP | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 1842/0998 | 2/20/2013 | WD | Q | I | 02 | 130,000 |
| GRANTOR: SYNOVUS MORTGAGE CORP | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W16 PTO=[YR=1999] N10 W20 S10 E20 $ W35 S39
E14 FOP=[YR=1999] S3 E9 N3 W2 N4 W4 S4 W3 $ E3 N4 E4 S4 E8
FGR=[YR=1999] S22 E22 N22 W22 $ E22 N39 $ .

## 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 | 0810 | CONCRETE A | 0 | 0 | 65 | 3 | 195.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 77 | 976 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 917.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 77 | 4,590 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 83 | 2,905 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,471

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS