LOT 30
CREEKSTONE OR 2233/906

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

**2024**

**29-2N-28-0119-0030-0000**

## BUILDING CHARACTERISTICS

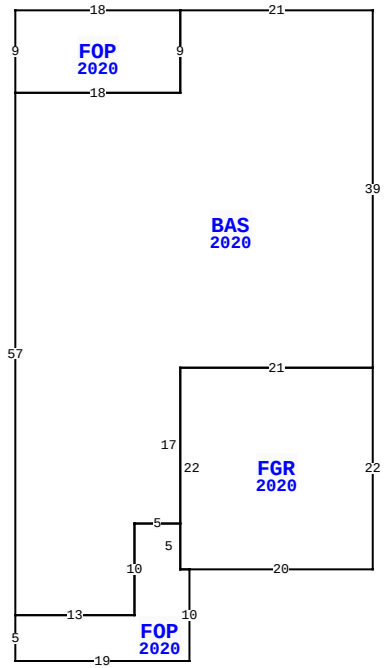
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4089.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,795 | 100 | 1,795 | 200,185 |
| FGR | 462 | 55 | 254 | 28,327 |
| FOP | 150 | 30 | 45 | 5,018 |
| FOP | 162 | 30 | 49 | 5,465 |
| TOTALS | 2,569 | | 2,143 | 238,995 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,143 | 118.5800 | 112.65 | 241,409 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1795 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 05/17/2023 MLU |
| INC DATE | | AG DATE | |

95475 CREEKVILLE DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 238,995 |
| TOTAL MARKET OB/XF VALUE | 4,854 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 318,849 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 318,849 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 318,849 |
| TOTAL JUST VALUE | 318,849 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 325,515 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1912825 | CO ISSUED | 0 | 03/27/2020 |
| 19012825 | NEW CONSTR | 249,188 | 12/18/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2528/1438 | 1/10/2022 | WD | Q | I | 01 | 382,000 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 2516/0322 | 11/12/2021 | WD | U | I | 37 | 342,600 |
| GRANTOR: KELLEY MICHAEL WAYNE | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

## BUILDING NOTES

## 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 | 9 | 3 | 27.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 174 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 909.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 4,680 | |

## BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] W18 S9 E18 N9$ S9 W18 S57 FOP=[YR=2020] S5 E19 N10 FGR=[YR=2020] E20 N22 W21 S22 E1$W1 N5 W5 S10 W13$ E13 N10 E5 N17 E21 N39$.

## LAND DESCRIPTION

TOTAL OB/XF 4,854

| 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 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 10/29/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS