LOT 172
IN OR 1939/1922
HERON ISLES PHASE #1 PB 7/40

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

**2024**

**37-3N-28-0740-0172-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

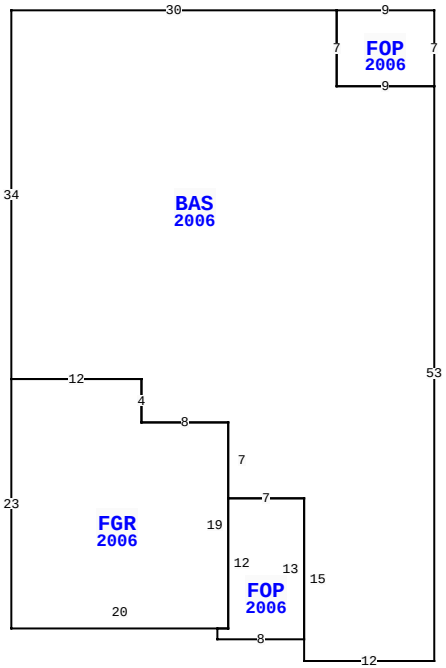
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4038.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,684 | 100 | 1,684 | 181,682 |
| FGR | 428 | 55 | 235 | 25,353 |
| FOP | 63 | 30 | 19 | 2,050 |
| FOP | 92 | 30 | 28 | 3,021 |
| TOTALS | 2,267 | | 1,966 | 212,106 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,966 | 123.6466 | 117.46 | 230,926 | 2006 | 2006 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 0% - 0 Heated Area: 1684 HX Base Yr




96687 COMMODORE POINT DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 212,106 |
| TOTAL MARKET OB/XF VALUE | 4,276 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 271,382 |
| SOH/AGL Deduction | 34,430 |
| ASSESSED VALUE | 236,952 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 236,952 |
| TOTAL JUST VALUE | 271,382 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 261,927 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M11198 | MECH OTHER | 0 | 03/01/2006 |
| C16546 | CO ISSUED | 204,490 | 02/01/2006 |
| E16824 | ELEC OTHER | 1,600 | 02/01/2006 |
| C16546 | NEW CONSTR | 204,490 | 02/01/2006 |
| R08548 | REPAIR/RRF | 1,500 | 11/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1939/1922 | 9/30/2014 | CT | U | I | 18 | 114,900 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 1424/0974 | 6/29/2006 | WD | Q | I | | 226,100 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: SERRANO LEONARDO II | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] N53 FOP=[YR=2006] N7W9 S7 E9 $W9 N7 W30 S34
FGR=[YR=2006] S23 E20 N19 W8 N4 W12$E12 S4 E8 S7
FOP=[YR=2006] S12 W1 S1 E8 N13 W7$E7 S15 E12$.

## 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 | 45 | 16 | 720.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 87 | 4,072 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 12 | 3 | 36.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 87 | 204 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,276

| 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 | 0006 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS