

LOT 689
HERON ISLES PHASE THREE B
PBK 8/138

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

2024

37-3N-28-0745-0689-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	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	1,909	100	1,909	215,444
FGR	420	55	231	26,069
FOP	48	30	14	1,580
FOP	224	30	67	7,562
TOTALS	2,601		2,221	250,655

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	0	645.00	SF	5.20	5.20	100	2016

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	123.1076	116.95	259,746	2016	2016	0	0	0	3.50	96.50
1 SINGLE FAM - 0% - 0 Heated Area: 1909 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

85036 FURTHERVIEW CT, YULEE												
TOTAL OB/XF 3,220												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		250,655	
TOTAL MARKET OB/XF VALUE		3,220	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		308,875	
SOH/AGL Deduction		2,796	
ASSESSED VALUE		306,079	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		306,079	
TOTAL JUST VALUE		308,875	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632488	CO ISSUED	0	10/20/2016
B1632488	NEW CONSTR	240,310	06/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1696	9/15/2021	WD	Q	I	01	345,000
GRANTOR: SHANK ALAN W & TONYA						
GRANTEE: AMERICAN HOMES 4 RE						
2079/1409	10/21/2016	WD	Q	I	01	200,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHANK ALAN WINTERS						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2016] W24 FOP=[YR=2016] W16 S14 E16 N14 \$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S7 E21 N20 W21 S13 \$ N6 W8 \$ E8 N7 E21 N50 \$.												