

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

42-2N-27-435H-0149-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 8016WD FR STUC 2003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7011CLAY TILE 3003CENTRAL 10004AIR DUCTED 1004 1003 10002WOOD FRAME 1002. 2. 1000 10000NONE 10006Quality Level 060100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4047.00

QUALITYDOR CODEMAP NUMNEIGHBORHOOD/LOC

TOTALSTOTALSTOTALSUBAREABAS2,1331002,133229,708FGR4625525427,354FOP7630232,477FOP27330828,830FUS39810039842,862

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBELYBECONFNCTNORM% COND0100012,890119.4505113.48327,957200720120005.1094.90

SINGLE FAM - 0% - 2023Heated Area: 2531HX Base Yr

The site plan shows a large rectangular lot with several smaller structures or setbacks indicated by dimensions. The main building area is labeled BAS 2007. There are three smaller structures labeled FOP 2007, FGR 2007, and FUS 2007. Dimensions around the perimeter and between structures are provided.

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE311,231TOTAL MARKET OB/XF VALUE5,535TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE371,766SOH/AGL Deduction0ASSESSED VALUE371,766TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE371,766TOTAL JUST VALUE371,766NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE357,808

PERMIT NUMDESCRIPTIONAMTISSUED

20005798ROOF007/23/2020M13142MECH OTHER007/01/2007P12492OTHER006/01/2007C17751CO ISSUED005/01/2006E19281ELEC OTHER2,00005/01/2006R09294REPAIR/RRF3,50005/01/2006

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CDPRICE2556/14864/13/2022WD U I 37404,500

GRANTOR: COLEMAN RASHADGRANTEE: AMERICAN HOMES 4 RE2484/09965/17/2021WD Q I 01321,000GRANTOR: CONFIDENTIALGRANTEE: COLEMAN RASHAD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 FOP=[YR=2007] N12 W27 S9 E17 S3 E10\$ W10 N3 W17 S3 W13 S45 E9 FOP=[YR=2007] S5 E11 N5 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E11 FGR=[YR=2007] S15 E21 N22 W21 S7\$ N7 E21 N38\$ PTR=E15 FUS=[YR=2007] R3 U3 E2 S3 R2 D2 S7 E4 S4 E3 S26 W12 N29 E1 N6 U4 L3 \$ W15\$.

EXTRA FEATURES

86183 EVERGREEN PL, YULEE

BLD DATEXF DATEINC DATE03/14/2023NWLAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI00001.00UT2,000.002,000.00100200720073911,82020811CONCRETE B0000656.00SF5.205.20100200720073883,00230855CONC PAVER0027381.00SF10.0010.0010020072007388713

LAND DESCRIPTION

TOTAL OB/XF5,535

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0RSF-20.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE12/02/2020BY NWXTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS