

LOT 218  
IN OR 1940/1122  
HICKORY VILLAGE #4 PB 7/122

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

2024

42-2N-27-435H-0218-0000



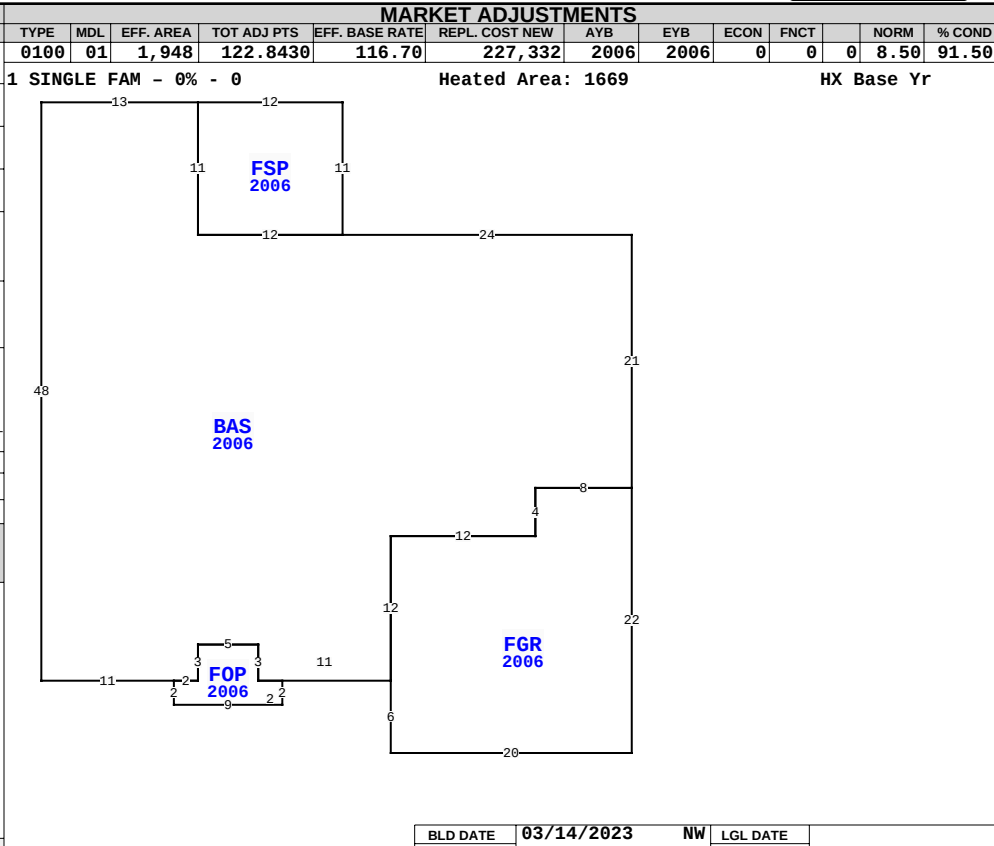
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| 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          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4047.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,669            | 100         | 1,669        | 178,216              |
| FGR       | 392              | 55          | 216          | 23,064               |
| FOP       | 33               | 30          | 10           | 1,068                |
| FSP       | 132              | 40          | 53           | 5,659                |
| TOTALS    | 2,226            |             | 1,948        | 208,009              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 739.00 | SF | 5.20  | 5.20           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | SFR                  | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |        |



|                               |                        |           |
|-------------------------------|------------------------|-----------|
| 86367 SAND HICKORY TRL, YULEE | BLD DATE 03/14/2023 NW | LGL DATE  |
|                               | XF DATE                | LAND DATE |
|                               | INC DATE               | AG DATE   |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 4              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 208,009     |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,343       |   |
| TOTAL LAND VALUE - MARKET |  | 55,000      |   |
| TOTAL MARKET VALUE        |  | 266,352     |   |
| SOH/AGL Deduction         |  | 26,082      |   |
| ASSESSED VALUE            |  | 240,270     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 240,270     |   |
| TOTAL JUST VALUE          |  | 266,352     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 257,079     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| E17126     | ELEC OTHER  | 2,000   | 04/01/2006 |
| M11404     | MECH OTHER  | 0       | 04/01/2006 |
| C17402     | CO ISSUED   | 122,493 | 03/01/2006 |
| B17402     | NEW CONSTR  | 122,493 | 03/01/2006 |
| P10885     | OTHER       | 0       | 03/01/2006 |
| R09067     | REPAIR/RRF  | 3,500   | 03/01/2006 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1940/1122                      | 10/03/2014 | CT        | U   | I   | 18     | 128,000    |
| GRANTOR: CLERK OF COURT        |            |           |     |     |        |            |
| GRANTEE: AMERICAN HOMES 4 RE   |            |           |     |     |        |            |
| 1439/1949                      | 8/28/2006  | WD        | Q   | I   |        | 211,800    |
| GRANTOR: MATTAMY (JACKSONVILLE |            |           |     |     |        |            |
| GRANTEE: ECKLOF JAMES W JR     |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W24 FSP=[YR=2006] N11 W12 S11 E12\$ W12 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 FGR=[YR=2006] S6 E20 N22 W8 S4 W12 S12\$ N12 E12 N4 E8 N21\$. |  |  |  |  |  |  |  |  |  |  |  |