

LOT 15
IN OR 1967/1352
CARTESIAN POINTE #3 PB 7/124

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

2025

08-2N-27-0232-0015-0000



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	05	HOT WATER 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	2006	1,875	189,616
FGR	450	55	2006	248	25,080
FOP	48	30	2006	14	1,416
PTO	18	5	2006	1	101
TOTALS	2,391			2,138	216,212

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	851.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	111.1320	111.13	237,596	2006	2006	0	0	0	9.00	91.00
1 SINGLE FAM - 0% - 0 Heated Area: 1875 HX Base Yr												
76191 LONG POND LOOP, YULEE												

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	216,212		
TOTAL MARKET OB/XF VALUE	3,806		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	270,018		
SOH/AGL Deduction	0		
ASSESSED VALUE	270,018		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	270,018		
TOTAL JUST VALUE	270,018		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	260,393		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0618050	CO ISSUED	142,380	07/01/2006
E17727	ELEC OTHER	1,500	07/01/2006
M11779	MECH OTHER	0	07/01/2006
P11303	OTHER	0	07/01/2006
B0618050	NEW CONSTR	142,380	07/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1967/1352	3/13/2015	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: AMERICAN HOMES 4 RE					
1457/1565	11/08/2006	WD	Q	I	
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: DELONG JAMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W35 PT0=[YR=2006] N3 W6 S3 E6\$W7 S41 FOP=[YR=2006] S8 E6 N8 W6\$ E6 S8 E12 FGR=[YR=2006] E3 S15 E21 N21 W21 S3 W3 S3\$ N3 E3 N3 E21 N43\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00