LOT 18
IN OR 1997/565
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-27-0232-0018-0000**

## BUILDING CHARACTERISTICS

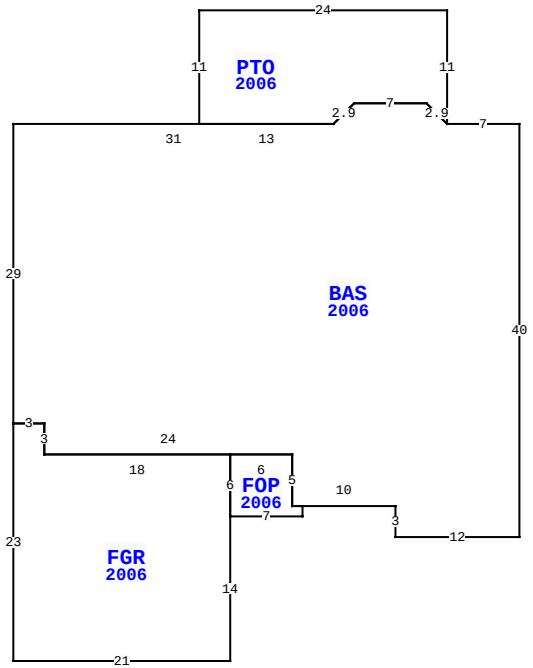
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 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 | 1,723 | 100 | 2006 | 1,723 | 173,136 |
| FGR | 429 | 55 | 2006 | 236 | 23,714 |
| FOP | 37 | 30 | 2006 | 11 | 1,105 |
| PTO | 246 | 5 | 2006 | 12 | 1,206 |
| TOTALS | 2,435 | | | 1,982 | 199,161 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,982 | 110.0001 | 110.00 | 218,020 | 2006 | 2006 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM – 0% - 0 Heated Area: 1723 HX Base Yr




76151 LONG POND LOOP, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 03/20/2023 | NW | LGL DATE | | |
| XF DATE | 02/27/2007 | JM | LAND DATE | 02/27/2007 | JM |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 199,161 |
| TOTAL MARKET OB/XF VALUE | 4,078 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 253,239 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 253,239 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 253,239 |
| TOTAL JUST VALUE | 253,239 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 244,365 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C17706 | CO ISSUED | 128,080 | 06/01/2006 |
| M0611579 | H/AC | 0 | 06/01/2006 |
| E0617434 | ELEC OTHER | 1,500 | 06/01/2006 |
| B17706 | NEW CONSTR | 128,080 | 06/01/2006 |
| P11124 | OTHER | 0 | 05/01/2006 |
| R09267 | REPAIR/RRF | 2,000 | 05/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1997/0565 | 8/12/2015 | SW | U | I | 12 | 146,500 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 1976/0161 | 4/24/2015 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W7 PTO=[YR=2006] N11 W24 S11 E13 R2 U2 E7 D2 R2 $ L2 U2 W7 D2 L2 W31 S29 FGR=[YR=2006] S23 E21 N14FOP=[YR=2006] E7 N1 W1 N5 W6 S6 $ N6 W18 N3 W3$ E3 S3 E24 S5 E 10 S3 E12 N40$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 912.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 86 | 4,078 | |

TOTAL OB/XF 4,078

## LAND DESCRIPTION

| 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 | RES | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS