LOT 28
IN OR 1999/1545
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-27-0232-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

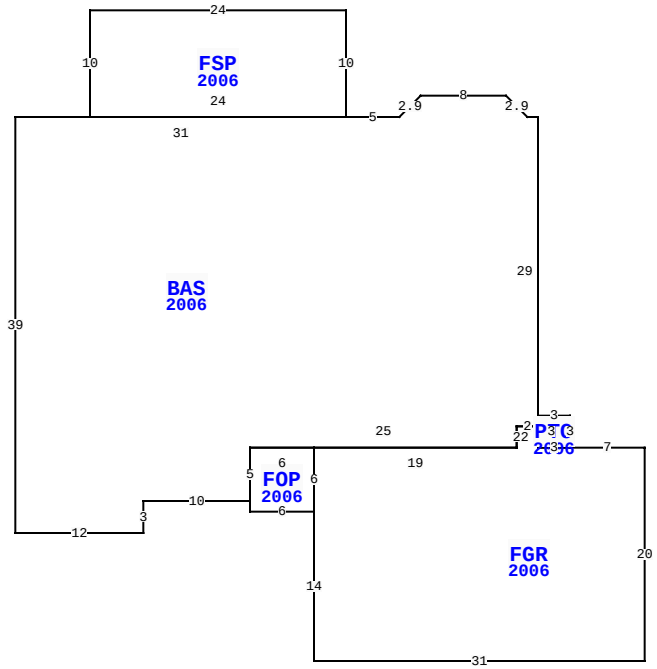
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,681	100	2006	1,681	168,915
FGR	624	55	2006	343	34,466
FOP	36	30	2006	11	1,105
FSP	240	40	2006	96	9,647
PTO	9	5	2006	0	0
TOTALS	2,590			2,131	214,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	110.0001	110.00	234,410	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1681 HX Base Yr



76045 LONG POND LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,134
TOTAL MARKET OB/XF VALUE	4,369
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	268,503
SOH/AGL Deduction	0
ASSESSED VALUE	268,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,503
TOTAL JUST VALUE	268,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617090	CO ISSUED	0	03/01/2006
B0617090	NEW CONSTR	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1545	8/28/2015	CT	U	I	18	123,300
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1934/1411	8/27/2014	QC	U	I	11	100
GRANTOR: REED LACI E						
GRANTEE: HOA PROBLEM SOLUTIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 U2 L2 W8 D2 L2 W5 FSP=[YR=2006] N10 W24 S10 E24$ W31 S39 E12 N3 E10 FOP=[YR=2006] S1 E6 FGR=[YR=2006] S14 E31 N20 W7 PTO=[YR=2006] N3 W3 S3 E3$W3 N2 W2 S2 W19 S6$ N6 W6 S5$ N5 E25 N2 E2 N29$.

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	0812	CONCRETE C	0	0	0	0	1,270.00	SF	4.00	4.00	100	2006	2006	3	86	4,369	

LAND DESCRIPTION

TOTAL OB/XF 4,369

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