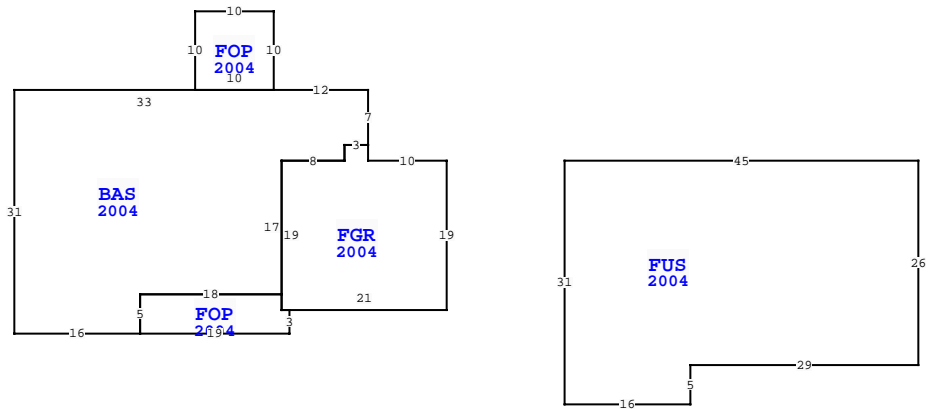


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,588	110.8800	110.88	286,957	2004	2004	0	0	0	10.00	90.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2307 HX Base Yr														



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	1,057	100	2004	1,057	105,480
FGR	405	55	2004	223	22,253
FOP	93	30	2004	28	2,795
FOP	100	30	2004	30	2,993
FUS	1,250	100	2004	1,250	124,740
TOTALS	2,905			2,588	258,261

L N	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	0810	CONCRETE A	0	0	0	859.00	SF	6.50	6.50	100	2004	2004	3	83	4,634	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

EXTRA FEATURES		86106 AUGUSTUS AVE, YULEE	
BLD DATE	03/20/2023	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			258,261
TOTAL MARKET OB/XF VALUE			7,679
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			315,940
SOH/AGL Deduction			0
ASSESSED VALUE			315,940
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			315,940
TOTAL JUST VALUE			315,940
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412757	NEW CONSTR	168,026	05/01/2004
P0408023	NEW CONSTR	0	05/01/2004
R046153	REPAIR/RRF	1,500	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/1823	3/06/2015	SW	U	I	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: AMH 2015-1 BORROWER						
1930/1165	8/01/2014	CT	U	I	18	132,700
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2004] W10 N2 BAS=[YR=2004] N7 W12 FOP=[YR=2004] N10 W10 S10 E10 \$ W33S31 E16 FOP=[YR=2004] E19 N3 W1 N2 W18 S5 \$ N5 E18 N17 E8 N2 E3 \$ W3 S2 W8 S19 E21 N19 \$ PTR= E15 FUS=[YR=2004] E45 S26 W29 S5 W16 N31 \$ W15 \$.	

LAND DESCRIPTION		TOTAL OB/XF														7,679								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							