LOT 146
IN OR 2060/1631
TIMBER CREEK PLANTATION #1

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

2025

11-2N-26-2050-0146-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

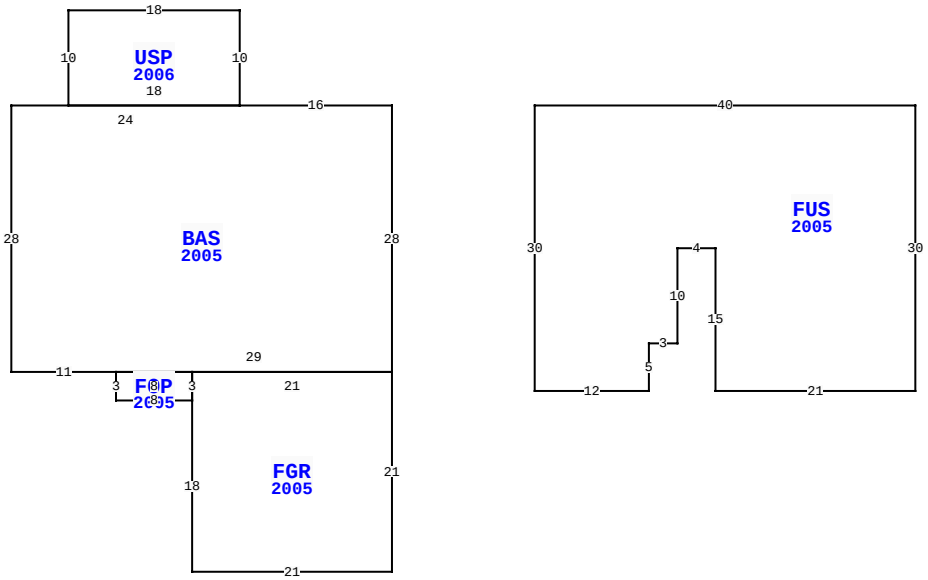
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2005	1,120	105,576
FGR	441	55	2005	243	22,906
FOP	24	30	2005	7	660
FUS	1,125	100	2005	1,125	106,048
USP	180	30	2006	54	5,091
TOTALS	2,890			2,549	240,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,549	104.1600	104.16	265,504	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 2245 HX Base Yr



76332 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,281
TOTAL MARKET OB/XF VALUE	6,591
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	301,872
SOH/AGL Deduction	0
ASSESSED VALUE	301,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,872
TOTAL JUST VALUE	301,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07495	REPAIR/RRF	8,000	04/01/2005
B15044	NEW CONSTR	163,080	04/01/2005
E14758	REMODEL	2,000	04/01/2005
M09584	OTHER	0	04/01/2005
P09325	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/1631	7/25/2016	CT	U	I	18	160,700
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
6760/1174	2/13/2014	FJ	U	I	11	0
GRANTOR: SMITH CHRISTY L						
GRANTEE: SMITH DONALD R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 USP=[YR=2006] N10 W18 S10 E18$ W24 S28 E11 FOP=[YR=2005] S3 E8 FGR=[YR=2005] S18 E21 N21 W21 S3$ N3 W8$ E29 N28$ PTR=E15 FUS=[YR=2005] E40 S30 W21 N15 W4 S10 W3 S5 W12 N30$ W15$.

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	678.00	SF	5.20	5.20	100	2005	2005	3	84	2,962	
2	0462	ST/AL FNC	0	0	0	0	448.00	SF	10.00	10.00	100	2017	2017	3	81	3,629	

LAND DESCRIPTION

TOTAL OB/XF 6,591

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	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS