

LOT 187
TIMBER CREEK PLANTATION #1
PB 6/394

AH4R PROPERTIES TWO LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

11-2N-26-2050-0187-0000



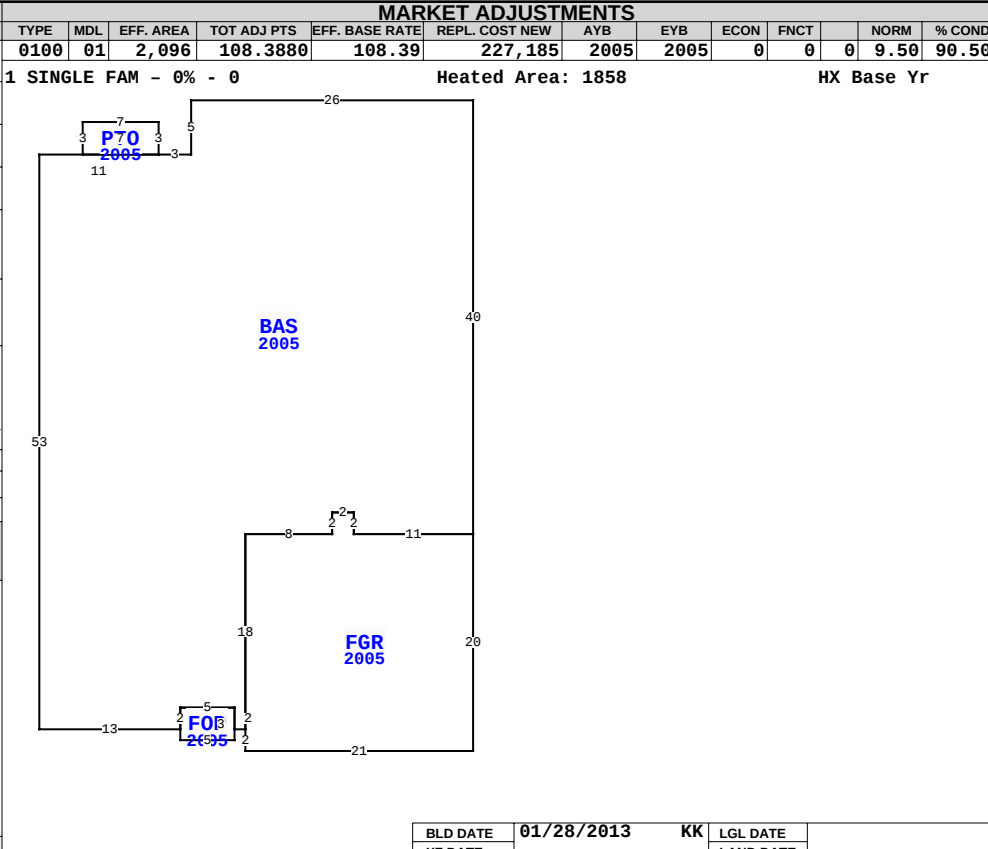
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,858	100	2005	1,858	182,257
FGR	424	55	2005	233	22,856
FOP	15	30	2005	4	393
PTO	21	5	2005	1	98
TOTALS	2,318			2,096	205,602

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	716.00	SF	5.20	5.20	

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



76015 DEERWOOD DR, YULEE	BLD DATE 01/28/2013	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
3,127									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					205,602				
TOTAL MARKET OB/XF VALUE					3,127				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					263,729				
SOH/AGL Deduction					2,844				
ASSESSED VALUE					260,885				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					260,885				
TOTAL JUST VALUE					263,729				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					254,603				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514182	ELEC OTHER	1,500	02/01/2005
B13739	NEW CONSTR	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2254/1909	2/08/2019	WD	Q	I	01	195,000	
GRANTOR: PATEL PARBHUBHAI N							
GRANTEE: AH4R PROPERTIES TWO							
1885/1415	10/18/2013	SW	Q	I	02	127,000	
GRANTOR: DODGE NP JR TRUSTEE							
GRANTEE: PATEL PARBHUBHAI N							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W26 S5 W3 PTO=[YR=2005] N3 W7 S3 E7\$ W11 S53 E13 FOP=[YR=2005] S1 E5 N3 W5 S2\$ N2 E5 S2 E1 FGR=[YR=2005] S2 E21 N20 W11 N2 W2 S2 W8 S18\$ N18 E8 N2 E2 S2 E11 N40\$.									