

LOT 56
IN OR 1924/342
TIMBER CREEK PLANTATION #2

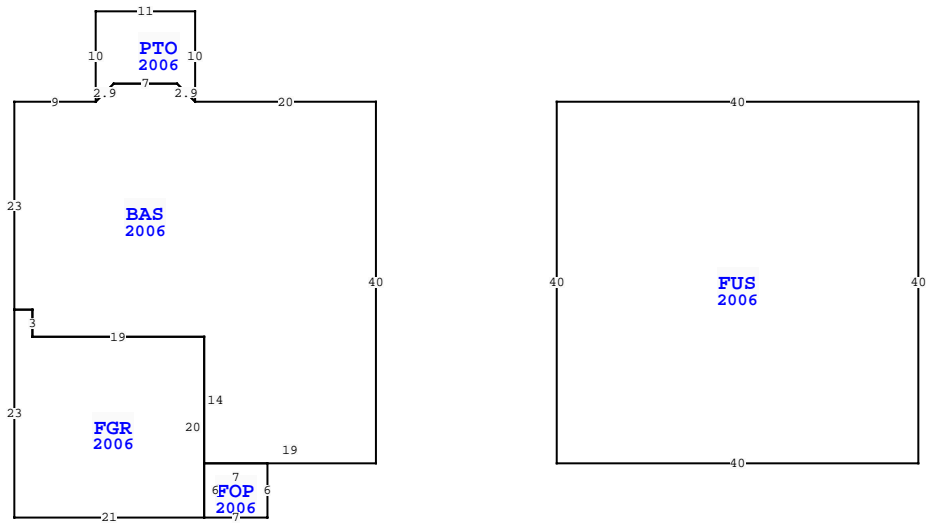
AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

11-2N-26-2051-0056-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	11	CLAY TILE	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
BAS	1,318	100	2006
FGR	426	55	2006
FOP	42	30	2006
FUS	1,600	100	2006
PTO	92	5	2006
TOTALS	3,478		
			3,170
			288,211

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,170	99.9120	99.91	316,715	2006	2006	0	0	0	9.00	91.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2918 HX Base Yr														



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			288,211
TOTAL MARKET OB/XF VALUE			3,506
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			346,717
SOH/AGL Deduction			0
ASSESSED VALUE			346,717
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			346,717
TOTAL JUST VALUE			346,717
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			333,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11856	MECH OTHER	0	08/01/2006
E17767	ELEC OTHER	1,500	07/01/2006
P11320	OTHER	0	07/01/2006
C17572	CO ISSUED	0	04/01/2006
B17572	NEW CONSTR	200,345	04/01/2006
R09179	REPAIR/RRF	2,000	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/0342	6/24/2014	CT	U	I	18	136,100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1475/0996	1/31/2007	WD	Q	I		254,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HUGHES STEPHEN & RO						

EXTRA FEATURES															
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	0811	CONCRETE B	0	0	0	0		784.00	SF	5.20				3,506	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W20 PTO=[YR=2006] N10 W11 S10 R2 U2 E7 D2 R2 \$ L2 U2 W7 D2 L2 W9 S23 FGR=[YR=2006] S23 E21 FOP=[YR=2006] E7 N6 W7 S6\$ N20 W19 N3 W2 \$ E2 S3 E19 S14 E19 N40\$ PTR=E 20 FUS=[YR=2006] E40 S40 W40 N40\$ W20\$.	

LAND DESCRIPTION														TOTAL OB/XF										
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	55,000.00	55,000.00	55,000							