

LOT 30
IN OR 1945/788
TIMBER CREEK PLANTATION #3

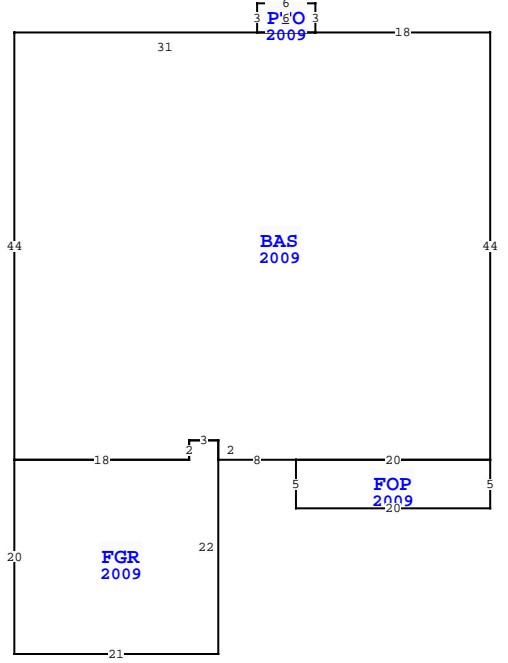
AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

11-2N-26-2052-0030-0000


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	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	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	2,150	100	2009	2,150	205,217
FGR	426	55	2009	234	22,335
FOP	100	30	2009	30	2,863
PTO	18	5	2009	1	96
TOTALS	2,694			2,415	230,511

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0100	01	2,415	102.8020	102.80	248,262	2009	2009	0	0	0	7.15	92.85			
1 SINGLE FAM - 0% - 0 Heated Area: 2150 HX Base Yr															



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Standard	
BUILDING MARKET VALUE		230,511	
TOTAL MARKET OB/XF VALUE		4,456	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		289,967	
SOH/AGL Deduction		0	
ASSESSED VALUE		289,967	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		289,967	
TOTAL JUST VALUE		289,967	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,672	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22173	CO ISSUED	0	04/15/2009
E21560	ELEC OTHER	1,500	01/01/2009
M14352	MECH OTHER	0	01/01/2009
P13629	OTHER	0	01/01/2009
R11708	REPAIR/RRF	2,000	12/01/2008
B22173	NEW CONSTR	177,738	12/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/0788	10/31/2014	CT	U	I	18	129,300
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1624/1573	5/22/2009	WD	Q	I	01	185,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WIMS KEVIN J & SHER						

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	0812	CONCRETE C	0	0	0	1,086.00	SF	4.00	4.00	100	2009	2009	3	89	3,866	
2	0810	CONCRETE A	0	0	34	102.00	SF	6.50	6.50	100	2009	2009	3	89	590	

TOTAL OB/XF														
4,456														

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2009] W18 PTO=[YR=2009] N3 W6 S3 E6\$ W31 S44														
FGR=[YR=2009] S20 E21 N22 W3 S2 W18\$ E18 N2 E3 S2 E8														
FOP=[YR=2009] S5 E20 N5 W20\$ E20 N44\$.														

LAND DESCRIPTION																								
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							