LOT 62
TIMBER CREEK PLANTATION #3
PB 7/302

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2025

11-2N-26-2052-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

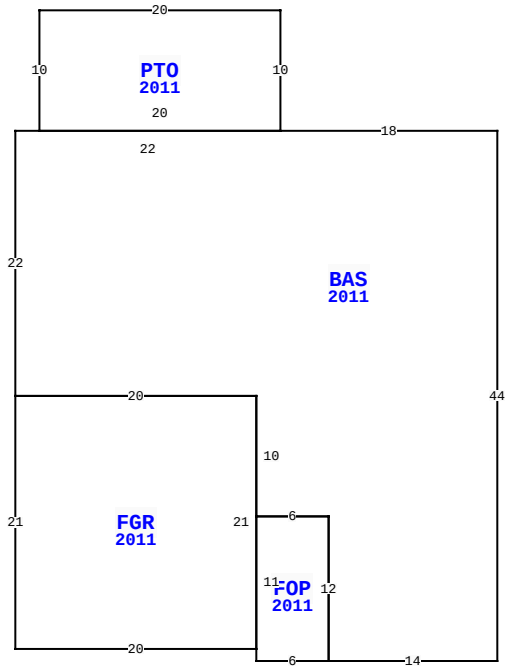
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,248	100	2011	1,248	146,827
FGR	420	55	2011	231	27,177
FOP	72	30	2011	22	2,588
PTO	200	5	2011	10	1,177
TOTALS	1,940			1,511	177,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	125.3580	125.36	189,419	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1248 HX Base Yr



77088 COBBLESTONE DR, 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	177,770
TOTAL MARKET OB/XF VALUE	3,095
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	235,865
SOH/AGL Deduction	0
ASSESSED VALUE	235,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,865
TOTAL JUST VALUE	235,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300451	REPAIR/RRF	12,000	01/12/2023
B24516	CO ISSUED	0	05/31/2011
E23401	NEW CONSTR	0	04/01/2011
M16105	H/AC	0	04/01/2011
B24516	NEW CONSTR	146,795	03/01/2011
P14705	NEW CONSTR	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0557	5/23/2022	WD	Q	I	01	314,000
GRANTOR: LIN BAO-CHAI						
GRANTEE: AMERICAN HOMES 4 RE						
2452/1328	4/15/2021	QC	U	I	11	100
GRANTOR: TSAI JUI-CHAO & BAO-C						
GRANTEE: LIN BAO-CHAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 PTO=[YR=2011] N10 W20 S10 E20$ W22 S22 FGR=[YR=2011] S21 E20 FOP=[YR=2011] S1 E6 N12 W6 S11$ N21 W20$ E20 S10 E6 S12 E14 N44$.

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	630.00	SF	5.20	5.20	100	2011	2011	3	91	2,981	
2	0811	CONCRETE B	0	0	8	3	24.00	SF	5.20	5.20	100	2011	2011	3	91	114	

LAND DESCRIPTION

TOTAL OB/XF 3,095

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	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							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS