LOT 13
IN OR 1842/56
BELLS RIVER ESTATES #3

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

2025

37-3N-27-0136-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	21	STONE 10
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

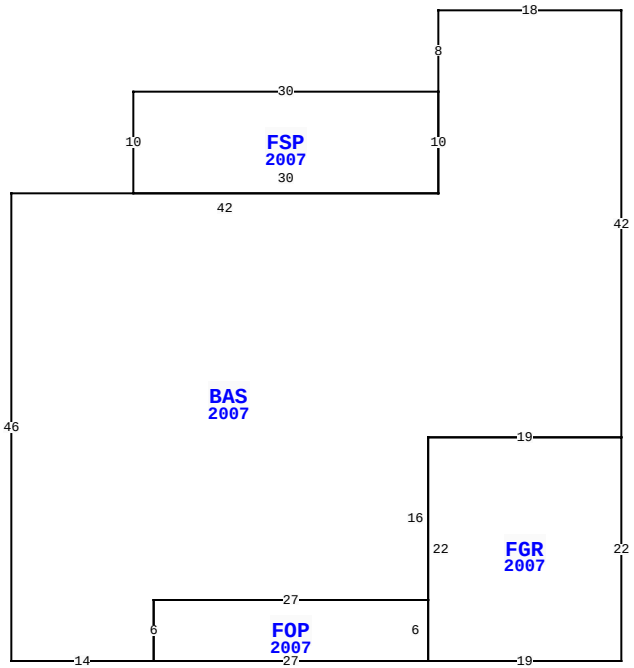
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2007	2,504	210,855
FGR	418	55	2007	230	19,368
FOP	162	30	2007	49	4,126
FSP	300	40	2007	120	10,105
TOTALS	3,384			2,903	244,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,903	92.0260	92.03	267,163	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 2504 HX Base Yr



97154 YORKSHIRE DR, YULEE

BLD DATE	07/02/2007	JM	LGL DATE	04/22/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,454
TOTAL MARKET OB/XF VALUE	4,069
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	313,523
SOH/AGL Deduction	47,472
ASSESSED VALUE	266,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,051
TOTAL JUST VALUE	313,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19921	ADDITION	3,000	05/01/2007
C17952	CO ISSUED	0	06/01/2006
M0611636	H/AC	0	06/01/2006
D0617952	NEW CONSTR	162,832	06/01/2006
E0617478	ELEC OTHER	1,800	06/01/2006
P0611216	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1842/0056	2/15/2013	WD	Q	I	02	145,900
GRANTOR: RIVERA JUAN A NAVARRO						
GRANTEE: AMERICAN HOMES 4 RE						
1508/0262	6/26/2007	WD	Q	I		242,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: RIVERA JUAN A NAVAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 S8 FSP=[YR=2007] W30 S10 E30 N10$ S10 W42 S46 E14 FOP=[YR=2007] E27 FGR=[YR=2007] E19 N22 W19 S22$ N6 W27 S6$ N6 E27 N16 E19 N42$.

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	895.00	SF	5.20	5.20	100	2007	2007	3	87	4,049	
2	0851	PATIO STON	0	0	6	5	30.00	SF	0.75	0.75	100	2008	2008	3	88	20	

LAND DESCRIPTION

TOTAL OB/XF 4,069

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	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS