LOT 36
IN OR 1857/966
HERON ISLES PHASE #1 PB 7/40

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

**2025**

**37-3N-28-0740-0036-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

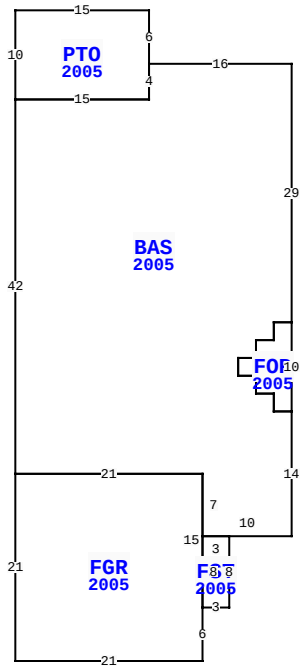
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4038.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,400 | 100 | 2005 | 1,400 | 146,961 |
| FGR | 441 | 55 | 2005 | 243 | 25,509 |
| FOP | 36 | 30 | 2005 | 11 | 1,155 |
| FST | 24 | 55 | 2005 | 13 | 1,364 |
| PTO | 150 | 5 | 2005 | 8 | 840 |
| TOTALS | 2,051 | | | 1,675 | 175,828 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,675 | 115.7100 | 115.71 | 193,814 | 2005 | 2005 | 0 | 0 | 0 | 9.28 | 90.72 |

1 SINGLE FAM – 0% - 0 Heated Area: 1400 HX Base Yr




96033 SUNFISH LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 175,828 |
| TOTAL MARKET OB/XF VALUE | 5,600 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 246,428 |
| SOH/AGL Deduction | 18,765 |
| ASSESSED VALUE | 227,663 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 227,663 |
| TOTAL JUST VALUE | 246,428 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 237,096 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E14491 | NEW CONSTR | 2,000 | 03/01/2005 |
| M09418 | H/AC | 0 | 03/01/2005 |
| B14479 | NEW CONSTR | 103,856 | 02/01/2005 |
| P09052 | NEW CONSTR | 0 | 02/01/2005 |
| R07160 | REPAIR/RRF | 5,000 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1857/0966 | 5/02/2013 | WD | Q | I | 02 | 116,000 |
| GRANTOR: TSERING ANDREI | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 1356/1732 | 10/07/2005 | WD | Q | I | | 144,000 |
| GRANTOR: FRASER LEWIS A II | | | | | | |
| GRANTEE: TSERING ANDREI | | | | | | |

## BUILDING NOTES

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 88 | 3,080 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 577.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 84 | 2,520 | |

## BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N6 W15 S10 E15 N4$ S4 W15 S42 FGR=[YR=2005] S21 E21 N6 FST=[YR=2005] E3 N8 W3 S8$ N15 W21$ E21 S7 E10 N14 FOP=[YR=2005] N10 W2 S2 W2 S2 W2 S2 E2 S2 E2 S2 E2$ W2 N2 W2 N2 W2 N2 E2 N2 E2 N2 E2 N29$ .

## LAND DESCRIPTION

TOTAL OB/XF 5,600

| 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 | | 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