

LOT 290
IN OR 1939/1482
HERON ISLES PHASE #1 PB 7/40

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

2025

37-3N-28-0740-0290-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	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	1,784	100	2006	1,784	177,572
FGR	416	55	2006	229	22,794
FOP	120	30	2006	36	3,584
FOP	160	30	2006	48	4,778

TOTALS	2,480			2,097	208,727
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	5	20	100.00	SF	6.50
3	0810	CONCRETE A	0	0	35	16	560.00	SF	6.50
4	0810	CONCRETE A	0	0	11	5	55.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,097	109.3827	109.38	229,370	2006	2006	0	0	9.00	91.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1784											
HX Base Yr											

96742 COMMODORE POINT DR, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	0	5	20	100.00	SF	6.50	6.50	100	2006	2006	3	86	559	
3	0810	CONCRETE A	0	0	35	16	560.00	SF	6.50	6.50	100	2006	2006	3	86	3,130	
4	0810	CONCRETE A	0	0	11	5	55.00	SF	6.50	6.50	100	2006	2006	3	86	307	

TOTAL OB/XF										7,111							
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
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

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		208,727	
TOTAL MARKET OB/XF VALUE		7,111	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		280,838	
SOH/AGL Deduction		21,664	
ASSESSED VALUE		259,174	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		259,174	
TOTAL JUST VALUE		280,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17299	ELEC OTHER	2,000	05/01/2006
M11490	MECH OTHER	0	05/01/2006
P11027	OTHER	0	04/01/2006
C17401	CO ISSUED	133,809	03/01/2006
B17401	NEW CONSTR	133,809	03/01/2006
R09066	REPAIR/RRF	3,000	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1939/1482	9/26/2014	SW	U	I	12	98,800	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: AMERICAN HOMES 4 RE							
1909/1071	1/10/2014	SW	U	I	12	100	
GRANTOR: BRANCH BANKING & TRUS							
GRANTEE: THE SECRETARY OF HO							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2006] N18BAS=[YR=2006] N46 W20 FOP=[YR=2006] W20 S8 E20 N8\$S8 W20 S46 FOP=[YR=2006] S6 E20 N6 W20\$E20 N14 E7 S4 E7 S2 E6\$W6 N2 W7 N4 W7 S24 E20\$.									