LOT 11
THE HIDEAWAY #2 PB 7/233

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

2025

42-2N-27-4370-0011-0000

BUILDING CHARACTERISTICS

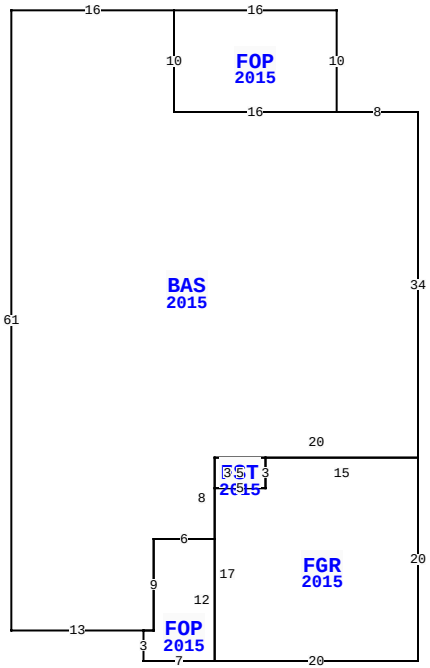
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	2015	1,806	236,063
FGR	385	55	2015	212	27,710
FOP	75	30	2015	22	2,876
FOP	160	30	2015	48	6,274
FST	15	55	2015	8	1,046
TOTALS	2,441			2,096	273,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	136.3670	136.37	285,832	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1806 HX Base Yr



86015 MIRAGE PL, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,970
TOTAL MARKET OB/XF VALUE	2,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	326,790
SOH/AGL Deduction	0
ASSESSED VALUE	326,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,790
TOTAL JUST VALUE	326,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530199	CO ISSUED	0	09/03/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1201	1/14/2022	WD	Q	I	01	341,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: AMERICAN HOMES 4 RE						
2522/1436	12/18/2021	WD	U	I	37	316,500
GRANTOR: RIOS ELEAZAR & MARINA						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 FOP=[YR=2015] N10 W16 S10 E16$ W16 N10 W16 S61 E13 FOP=[YR=2015] S3 E7 FGR=[YR=2015] E20 N20 W15 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 S17$ N12 W6 S9 W1$ E1 N9 E6 N8 E20 N34$.

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	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
2	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	5.20	100	2015	2015	3	95	2,653	

LAND DESCRIPTION

TOTAL OB/XF 2,820

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	50,000.00	50,000.00	50,000							

REVIEW DATE 07/28/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS