LOT 27
HIDEAWAY PHASE 1A PBK 8/134

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

2025

42-2N-27-4372-0027-0000

BUILDING CHARACTERISTICS

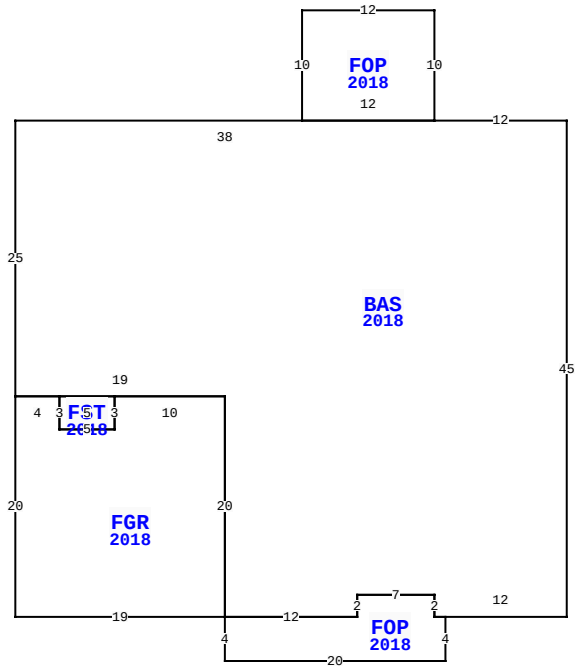
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,856	100	2018	1,856	246,396
FGR	365	55	2018	201	26,684
FOP	94	30	2018	28	3,717
FOP	120	30	2018	36	4,779
FST	15	55	2018	8	1,062
TOTALS	2,450			2,129	282,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	136.3670	136.37	290,332	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



86242 CLOISTER CT, 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	282,638
TOTAL MARKET OB/XF VALUE	3,692
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	336,330
SOH/AGL Deduction	0
ASSESSED VALUE	336,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,330
TOTAL JUST VALUE	336,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005841	CO ISSUED	0	06/08/2018
18001876	NEW CONSTR	244,313	03/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0103	1/05/2022	WD	U	I	11	100
GRANTOR: OFFERPAD SPE BORROWER						
GRANTEE: AMERICAN HOMES 4 RE						
2526/1964	1/05/2022	WD	Q	I	01	377,700
GRANTOR: OFFERPAD SPE BORROWER						
GRANTEE: AH4R PROPERTIES SEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N10 W12 S10 E12$ W38 S25 FGR=[YR=2018] S20 E19 FOP=[YR=2018] S4 E20 N4 W1 N2 W7 S2 W12$ N20 W10 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E12 N2 E7 S2 E12 N45$.

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	732.00	SF	5.20	5.20	100	2018	2018	3	97	3,692	

LAND DESCRIPTION

TOTAL OB/XF 3,692

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 04/23/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS