LOT 1
IN OR 1876/1234
SEA WINDS PB 6/269

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

2026

00-00-30-0608-0001-0000

BUILDING CHARACTERISTICS

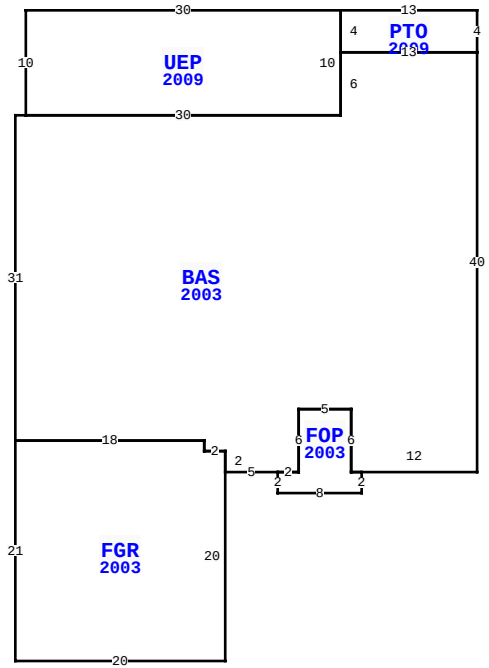
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 02
NEIGHBORHOOD/LOC	2013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	2003	1,486	211,146
FGR	418	55	2003	230	32,681
FOP	46	30	2003	14	1,990
PTO	52	5	2009	3	426
UEP	300	60	2009	180	25,576
TOTALS	2,302			1,913	271,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,913	114.2190	158.76	303,708	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM 0% - 0 Heated Area: 1486 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

96014 SEA WINDS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	271,819
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	391,819
SOH/AGL Deduction	38,171
ASSESSED VALUE	353,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,648
TOTAL JUST VALUE	391,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035087	REPAIR/RRF	2,500	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1876/1234	8/30/2013	CT	U	I	18	116,100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1188/0559	11/13/2003	WD	Q	I		166,000
GRANTOR: JAMES R HANNAH INC						
GRANTEE: HALL JEFF W & SALLY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W13 UEP=[YR=2009] W30 S10 BAS=[YR=2003] W1 S31 FGR=[YR=2003] S21 E20 N20 W2 N1 W18$ E18 S1 E2 S2 E5 FOP=[YR=2003] S2 E8 N2 W1 N6 W5 S6 W2$ E2 N6 E5 S6 E12 N40 W13 S6 W30$ E30 N10$ S4 E13 N4 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS