LOT 15
IN OR 1967/1352
CARTESIAN POINTE #3 PB 7/124

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

2026

08-2N-27-0232-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

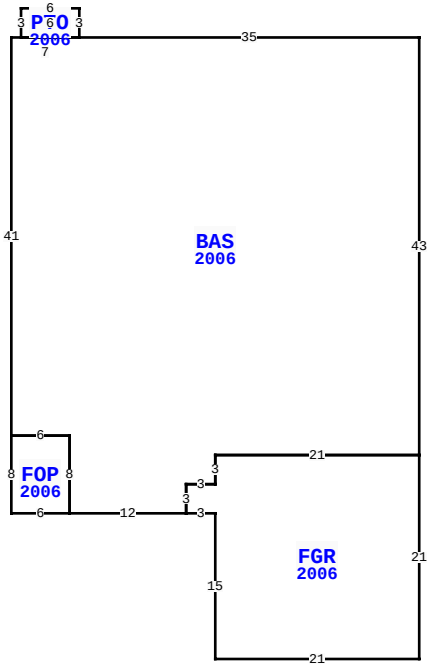
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	05	HOT WATER 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	2006	1,875	198,009
FGR	450	55	2006	248	26,190
FOP	48	30	2006	14	1,479
PTO	18	5	2006	1	106
TOTALS	2,391			2,138	225,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	111.1320	116.69	249,483	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 0 Heated Area: 1875 HX Base Yr



76191 LONG POND LOOP, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	225,782
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,782
SOH/AGL Deduction	0
ASSESSED VALUE	280,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,782
TOTAL JUST VALUE	280,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0618050	CO ISSUED	142,380	07/01/2006
E17727	ELEC OTHER	1,500	07/01/2006
M11779	MECH OTHER	0	07/01/2006
P11303	OTHER	0	07/01/2006
B0618050	NEW CONSTR	142,380	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1967/1352	3/13/2015	CT	U	I	18	108,900
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1457/1565	11/08/2006	WD	Q	I		220,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DELONG JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W35 PTO=[YR=2006] N3 W6 S3 E6$W7 S41
FOP=[YR=2006] S8 E6 N8 W6$ E6 S8 E12 FGR=[YR=2006] E3 S15 E21 N21 W21 S3 W3 S3$ N3 E3 N3 E21 N43$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS