LOT 18
IN OR 1997/565
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-27-0232-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

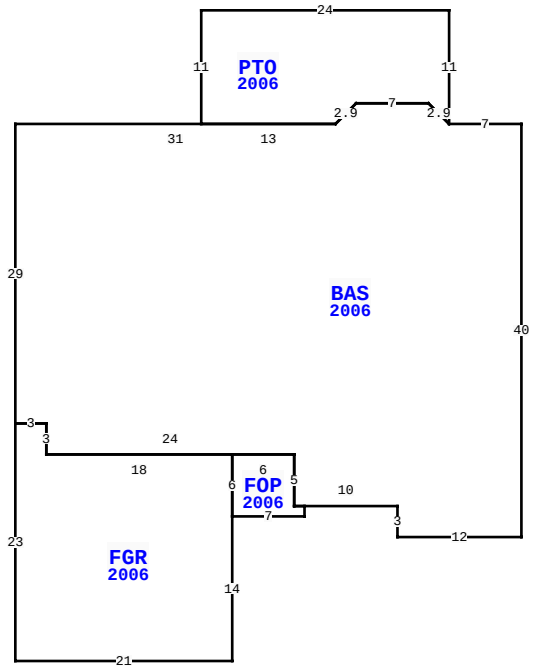
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	2006	1,723	180,440
FGR	429	55	2006	236	24,715
FOP	37	30	2006	11	1,152
PTO	246	5	2006	12	1,257
TOTALS	2,435			1,982	207,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	110.0001	115.50	228,921	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1723 HX Base Yr



76151 LONG POND LOOP, YULEE

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE	02/27/2007	JM	LAND DATE	03/30/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,563
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	262,563
SOH/AGL Deduction	0
ASSESSED VALUE	262,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,563
TOTAL JUST VALUE	262,563
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17706	CO ISSUED	128,080	06/01/2006
M0611579	H/AC	0	06/01/2006
E0617434	ELEC OTHER	1,500	06/01/2006
B17706	NEW CONSTR	128,080	06/01/2006
P11124	OTHER	0	05/01/2006
R09267	REPAIR/RRF	2,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1997/0565	8/12/2015	SW	U	I	12	146,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AMERICAN HOMES 4 RE						
1976/0161	4/24/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 PTO=[YR=2006] N11 W24 S11 E13 R2 U2 E7 D2 R2 $ L2 U2 W7 D2 L2 W31 S29 FGR=[YR=2006] S23 E21 N14FOP=[YR=2006] E7 N1 W1 N5 W6 S6 $ N6 W18 N3 W3$ E3 S3 E24 S5 E 10 S3 E12 N40$.

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