LOT 27
IN OR 2033/217
CASE #08-DR-1031 OR 1599/4

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

2026

08-2N-27-0232-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

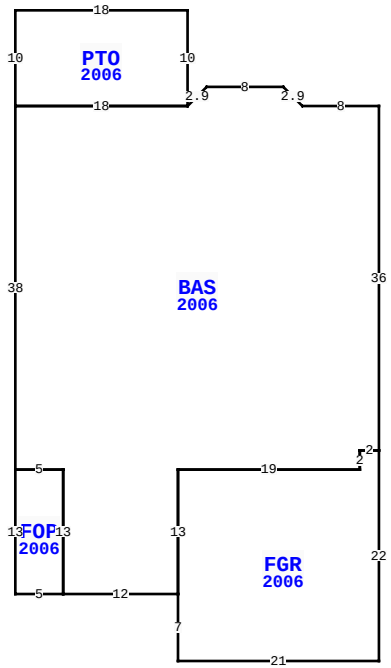
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2006	1,616	175,402
FGR	424	55	2006	233	25,290
FOP	65	30	2006	20	2,171
PTO	180	5	2006	9	977
TOTALS	2,285			1,878	203,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	114.0132	119.71	224,815	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1616 HX Base Yr



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

76059 LONG POND LOOP, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,840
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	258,840
SOH/AGL Deduction	0
ASSESSED VALUE	258,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,840
TOTAL JUST VALUE	258,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617109	CO ISSUED	0	03/01/2006
B0617109	NEW CONSTR	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0217	3/10/2016	CT	U	I	18	120,200
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1416/1930	6/05/2006	WD	Q	I		215,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LEWIS KEVIN P & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 L2 U2 W8 L2 D2 PTO=[YR=2006] N10 W18 S10 E18$ W18 S38 FOP=[YR=2006] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2006] S7 E21 N22 W2 S2 W19 S13$ N13 E19 N2 E2 N36$.

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	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