LOT 30
IN OR 1945/788
TIMBER CREEK PLANTATION #3

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

2026

11-2N-26-2052-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

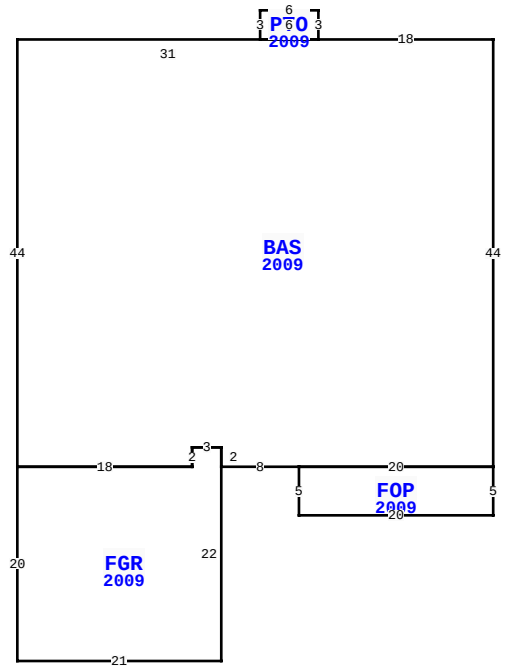
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100	2009	2,150	214,318
FGR	426	55	2009	234	23,326
FOP	100	30	2009	30	2,990
PTO	18	5	2009	1	100
TOTALS	2,694			2,415	240,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,415	102.8020	107.94	260,675	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 0% - 0 Heated Area: 2150 HX Base Yr



76594 TIMBERCREEK BLVD, YULEE

BLD DATE	07/21/2009 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,733
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	294,733
SOH/AGL Deduction	0
ASSESSED VALUE	294,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,733
TOTAL JUST VALUE	294,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22173	CO ISSUED	0	04/15/2009
E21560	ELEC OTHER	1,500	01/01/2009
M14352	MECH OTHER	0	01/01/2009
P13629	OTHER	0	01/01/2009
R11708	REPAIR/RRF	2,000	12/01/2008
B22173	NEW CONSTR	177,738	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/0788	10/31/2014	CT	U	I	18	129,300
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1624/1573	5/22/2009	WD	Q	I	01	185,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WIMS KEVIN J & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W18 PTO=[YR=2009] N3 W6 S3 E6$ W31 S44
FGR=[YR=2009] S20 E21 N22 W3 S2 W18$ E18 N2 E3 S2 E8
FOP=[YR=2009] S5 E20 N5 W20$ E20 N44$.

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	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS