LOT 62
TIMBER CREEK PLANTATION #3
PB 7/302

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2026

11-2N-26-2052-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

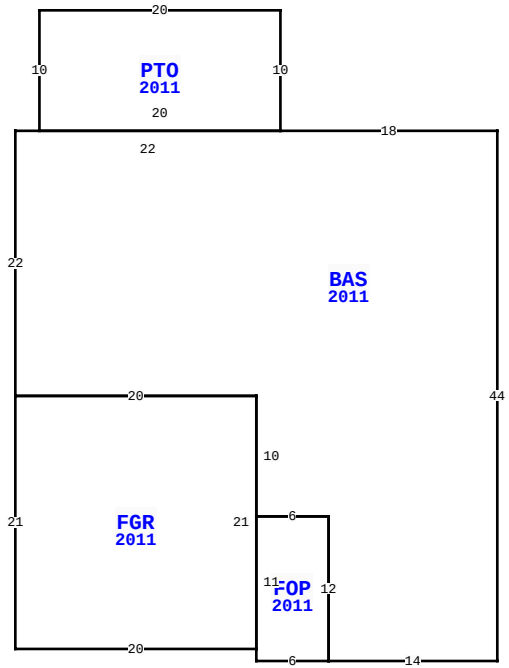
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,248	100	2011	1,248	153,350
FGR	420	55	2011	231	28,385
FOP	72	30	2011	22	2,703
PTO	200	5	2011	10	1,228
TOTALS	1,940			1,511	185,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	125.3580	131.63	198,893	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 0% - 2023 Heated Area: 1248 HX Base Yr



77088 COBBLESTONE DR, YULEE

BLD DATE		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	185,667
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	239,667
SOH/AGL Deduction	0
ASSESSED VALUE	239,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,667
TOTAL JUST VALUE	239,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300451	REPAIR/RRF	12,000	01/12/2023
B24516	CO ISSUED	0	05/31/2011
E23401	NEW CONSTR	0	04/01/2011
M16105	H/AC	0	04/01/2011
B24516	NEW CONSTR	146,795	03/01/2011
P14705	NEW CONSTR	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0557	5/23/2022	WD	Q	I	01	314,000
GRANTOR: LIN BAO-CHAI						
GRANTEE: AMERICAN HOMES 4 RE						
2452/1328	4/15/2021	QC	U	I	11	100
GRANTOR: TSAI JUI-CHAO & BAO-C						
GRANTEE: LIN BAO-CHAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 PTO=[YR=2011] N10 W20 S10 E20$ W22 S22 FGR=[YR=2011] S21 E20 FOP=[YR=2011] S1 E6 N12 W6 S11$ N21 W20$ E20 S10 E6 S12 E14 N44$.

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	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