LOT 139
IN OR 2007/146
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-26-2052-0139-0000

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	03	Quality Level 03

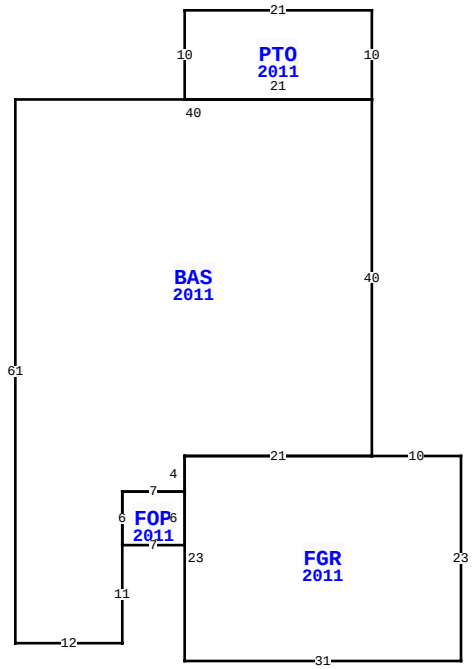
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	2011	1,880	191,241
FGR	713	55	2011	392	39,875
FOP	42	30	2011	13	1,323
PTO	210	5	2011	10	1,018
TOTALS	2,845			2,295	233,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,295	103.7820	108.97	250,086	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 0% - 0 Heated Area: 1880 HX Base Yr



BLD DATE	11/02/2011	KK	LGL DATE
XF DATE			LAND DATE 04/09/2026 MLU
INC DATE			AG DATE

78152 DUCKWOOD TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	233,455
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	287,455
SOH/AGL Deduction	0
ASSESSED VALUE	287,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,455
TOTAL JUST VALUE	287,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24861	CO ISSUED	0	09/27/2011
E23690	NEW CONSTR	0	08/01/2011
M16429	H/AC	0	08/01/2011
P14875	NEW CONSTR	0	07/01/2011
B24861	NEW CONSTR	221,663	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2007/0146	10/05/2015	CT	U	I	18	124,000
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1758/0239	9/15/2011	WD	Q	I	01	168,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CASTRO CHARLES R JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W10 BAS=[YR=2011] N40 PTO=[YR=2011] N10 W21 S10 E21$ W40 S61 E12 N11 FOP=[YR=2011] E7 N6 W7 S6$ N6 E7 N4 E21$ W21 S23 E31 N23$.

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