LOT 142
IN OR 1865/710
HERON ISLES PHASE #1 PB 7/40

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

2026

37-3N-28-0740-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

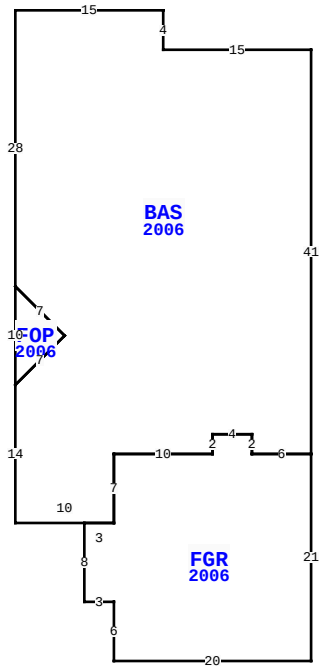
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	2006	1,327	140,193
FGR	452	55	2006	249	26,306
FOP	25	30	2006	8	845
TOTALS	1,804			1,584	167,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	111.4860	117.06	185,423	2006	2006	0	0	0	9.75	90.25

1 SINGLE FAM 0% - 0 Heated Area: 1327 HX Base Yr



96252 CORAL REEF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,344
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	232,344
SOH/AGL Deduction	0
ASSESSED VALUE	232,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,344
TOTAL JUST VALUE	232,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10978	MECH OTHER	0	01/01/2006
E16650	ELEC OTHER	2,000	01/01/2006
P10272	OTHER	0	11/01/2005
C15070	CO ISSUED	105,336	04/01/2005
R07520	REPAIR/RRF	3,000	04/01/2005
B15070	NEW CONSTR	105,336	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1865/0710	7/01/2013	CT	U	I	18	91,100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1397/1413	3/21/2006	WD	Q	I		131,700
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: MARTINO NICHOLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N41 W15 N4 W15 S28
FOP=[YR=2006] S10 U5 R5 U5 L5 $ R5 D5 L5 D5 S14 E10 N7 E10 N2 E4 S2 E6$W6 N2 W4 S2 W10 S7 W3 S8 E3 S6 E20$.

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS