LOT 179
IN OR 1960/1932
HERON ISLES PHASE #1 PB 7/40

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

2026

37-3N-28-0740-0179-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

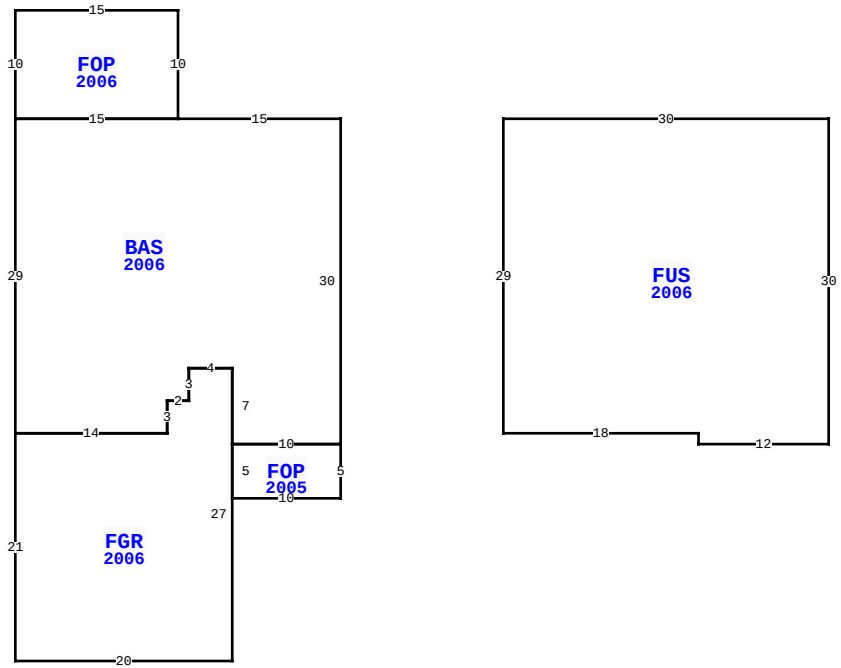
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	850	100	2006	850	89,455
FGR	450	55	2006	248	26,099
FOP	50	30	2005	15	1,579
FOP	150	30	2006	45	4,736
FUS	882	100	2006	882	92,823
TOTALS	2,382			2,040	214,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	110.5440	116.07	236,783	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1732 HX Base Yr



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

96615 COMMODORE POINT DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,691
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	279,691
SOH/AGL Deduction	0
ASSESSED VALUE	279,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,691
TOTAL JUST VALUE	279,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17684	ELEC OTHER	1,900	07/01/2006
M11834	MECH OTHER	0	07/01/2006
P11298	OTHER	0	07/01/2006
C17877	CO ISSUED	204,240	05/01/2006
R09363	REPAIR/RRF	1,500	05/01/2006
B17877	NEW CONSTR	204,240	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/1932	1/28/2015	SW	U	I	12	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: AMERICAN HOMES 4 RE						
1958/0975	1/21/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N30 W15 FOP=[YR=2006] N10 W15 S10 E15$W15 S29 FGR=[YR=2006] S21 E20 N27 W4 S3 W2 S3 W14$ E14 N3 E2 N3 E4 S7 FOP=[YR=2005] S5 E10 N5 W10$E10$ PTR=E15N1 FUS=[YR=2006] N29 E30 S30 W12 N1 W18 $W15S1$.

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	0006	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