LOT 290
IN OR 1939/1482
HERON ISLES PHASE #1 PB 7/40

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

2026

37-3N-28-0740-0290-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

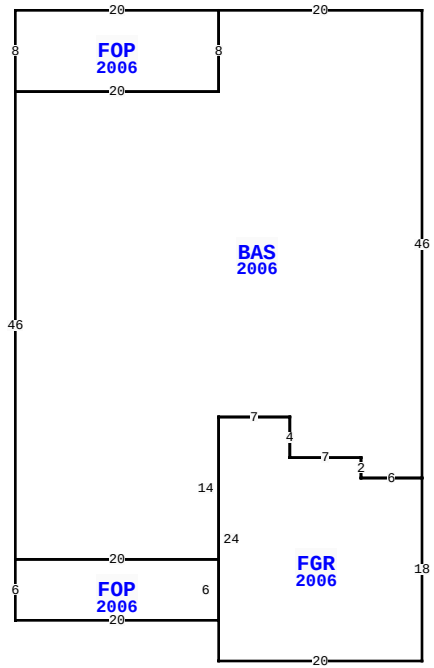
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,784	100	2006	1,784	176,108
FGR	416	55	2006	229	22,606
FOP	120	30	2006	36	3,554
FOP	160	30	2006	48	4,738
TOTALS	2,480			2,097	207,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	104.1740	109.38	229,370	2006	2006	0	0	0	9.75	90.25

1 SINGLE FAM 0% - 0 Heated Area: 1784 HX Base Yr



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

96742 COMMODORE POINT DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,006
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	275,086
SOH/AGL Deduction	0
ASSESSED VALUE	275,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,086
TOTAL JUST VALUE	275,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17299	ELEC OTHER	2,000	05/01/2006
M11490	MECH OTHER	0	05/01/2006
P11027	OTHER	0	04/01/2006
C17401	CO ISSUED	133,809	03/01/2006
B17401	NEW CONSTR	133,809	03/01/2006
R09066	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/1482	9/26/2014	SW	U	I	12	98,800
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: AMERICAN HOMES 4 RE						
1909/1071	1/10/2014	SW	U	I	12	100
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N18BAS=[YR=2006] N46 W20 FOP=[YR=2006] W20 S8 E20 N8$S8 W20 S46 FOP=[YR=2006] S6 E20 N6 W20$E20 N14 E7 S4 E7 S2 E6$W6 N2 W7 N4 W7 S24 E20$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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