LOT 349
HERON ISLES #2 PB 7/218

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

2026

37-3N-28-0740-0349-0000

BUILDING CHARACTERISTICS

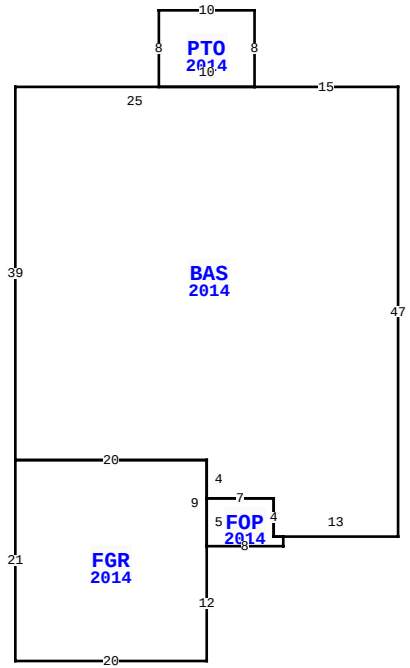
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,692	100	2014	1,692	184,624
FGR	420	55	2014	231	25,205
FOP	36	30	2014	11	1,200
PTO	80	5	2014	4	436
TOTALS	2,228			1,938	211,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	109.5640	115.04	222,948	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 2025 Heated Area: 1692 HX Base Yr



96473 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,466
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	276,466
SOH/AGL Deduction	0
ASSESSED VALUE	276,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,466
TOTAL JUST VALUE	276,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428169	CO ISSUED	0	06/27/2014
B1428169	NEW CONSTR	207,991	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2742/1850	10/10/2024	SW	Q	I	05	820,200
GRANTOR: WGH FLORIDA LLC						
GRANTEE: AMERICAN HOMES 4 RE						
1892/0098	11/20/2013	WD	Q	V	01	20,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WGH FLORIDA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 PTO=[YR=2014] N8 W10 S8 E10 $ W25 S39
FGR=[YR=2014] S21 E20 N12 FOP=[YR=2014] E8 N1 W1 N4 W7 S5 $
N9 W20 $ E20 S4 E7 S4 E13 N47 $.

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