LOT 415
IN OR 2072/1023
HERON ISLES #2 PB 7/218

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

2026

37-3N-28-0740-0415-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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

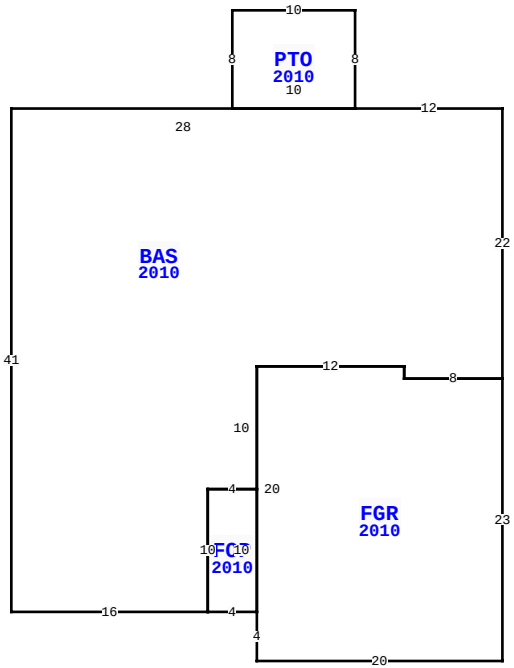
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	2010	1,208	131,150
FGR	472	55	2010	260	28,227
FOP	40	30	2010	12	1,303
PTO	80	5	2010	4	434
TOTALS	1,800			1,484	161,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	111.1800	116.74	173,242	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 1208 HX Base Yr



96132 YELLOWTAIL CT, 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	161,115
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	226,115
SOH/AGL Deduction	0
ASSESSED VALUE	226,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,115
TOTAL JUST VALUE	226,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23078	CO ISSUED	0	11/08/2010
E22304	ELEC OTHER	0	12/01/2009
M14968	H/AC	0	12/01/2009
B23078	NEW CONSTR	167,028	11/01/2009
P14043	OTHER	0	11/01/2009
B21676	NEW CONSTR	139,722	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1023	9/19/2016	CT	U	I	18	105,400
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1684/1114	3/05/2010	WD	U	I	11	100
GRANTOR: BS LAND INVESTMENTS I						
GRANTEE: RODGERS STEVE F II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 PTO=[YR=2010] N8 W10 S8 E10 $ W28 S41 E16
FOP=[YR=2010] E4 FGR=[YR=2010] S4 E20 N23 W8 N1 W12 S20 $
N10 W4 S10 $ N10 E4 N10 E12 S1 E8 N22 $.

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	000134	C	RES POND	0	0003	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