LOT 149
HICKORY VILLAGE #2 PB 7/120

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

**2026**

**42-2N-27-435H-0149-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

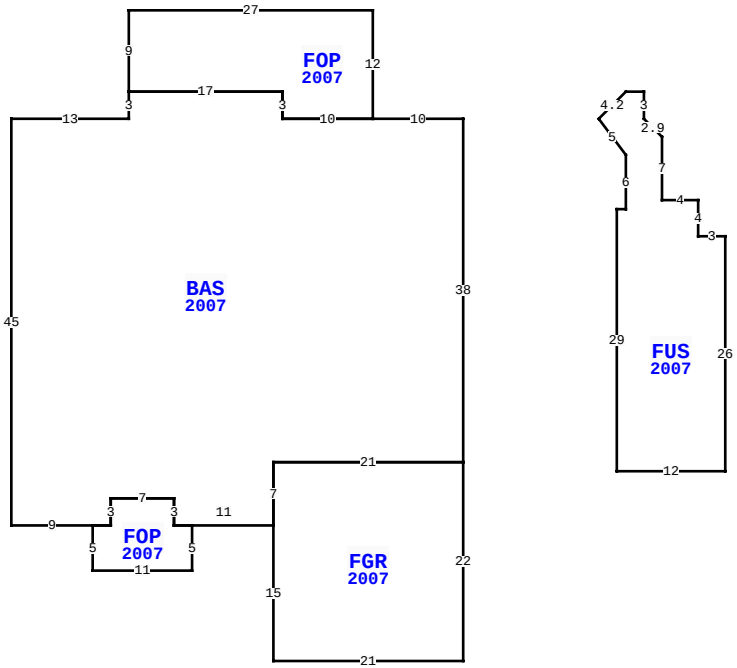
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4047.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,133 | 100 | 2007 | 2,133 | 229,915 |
| FGR | 462 | 55 | 2007 | 254 | 27,378 |
| FOP | 76 | 30 | 2007 | 23 | 2,479 |
| FOP | 273 | 30 | 2007 | 82 | 8,839 |
| FUS | 398 | 100 | 2007 | 398 | 42,900 |
| TOTALS | 3,342 | | | 2,890 | 311,511 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,890 | 112.8141 | 118.45 | 342,320 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 2531 HX Base Yr




86183 EVERGREEN PL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/14/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 311,511 |
| TOTAL MARKET OB/XF VALUE | 1,780 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 373,291 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 373,291 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 373,291 |
| TOTAL JUST VALUE | 373,291 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 386,351 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20005798 | ROOF | 0 | 07/23/2020 |
| M13142 | MECH OTHER | 0 | 07/01/2007 |
| P12492 | OTHER | 0 | 06/01/2007 |
| C17751 | CO ISSUED | 0 | 05/01/2006 |
| E19281 | ELEC OTHER | 2,000 | 05/01/2006 |
| R09294 | REPAIR/RRF | 3,500 | 05/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2556/1486 | 4/13/2022 | WD | U | I | 37 | 404,500 |
| GRANTOR: COLEMAN RASHAD | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 2484/0996 | 5/17/2021 | WD | Q | I | 01 | 321,000 |
| GRANTOR: CONFIDENTIAL | | | | | | |
| GRANTEE: COLEMAN RASHAD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W10 FOP=[YR=2007] N12 W27 S9 E17 S3 E10$ W10 N3 W17 S3 W13 S45 E9 FOP=[YR=2007] S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E11 FGR=[YR=2007] S15 E21 N22 W21 S7$ N7 E21 N38$ PTR=E15 FUS=[YR=2007] R3 U3 E2 S3 R2 D2 S7 E4 S4 E3 S26 W12 N29 E1 N6 U4 L3 $ W15$.

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 89 | 1,780 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,780

| 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 | 0003 | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS