LOT 218
IN OR 1940/1122
HICKORY VILLAGE #4 PB 7/122

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

2026

42-2N-27-435H-0218-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

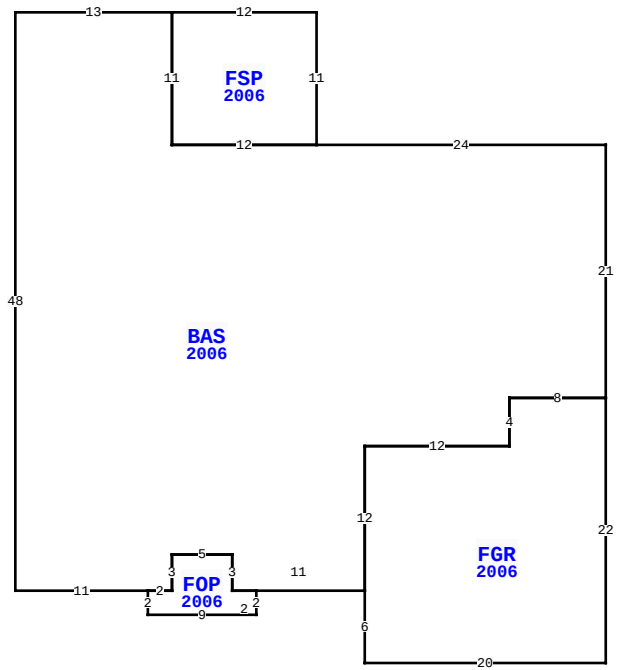
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	2006	1,669	177,885
FGR	392	55	2006	216	23,021
FOP	33	30	2006	10	1,066
FSP	132	40	2006	53	5,649
TOTALS	2,226			1,948	207,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	112.1610	117.77	229,416	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 0 Heated Area: 1669 HX Base Yr



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

86367 SAND HICKORY TRL, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,621
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	267,621
SOH/AGL Deduction	0
ASSESSED VALUE	267,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,621
TOTAL JUST VALUE	267,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17126	ELEC OTHER	2,000	04/01/2006
M11404	MECH OTHER	0	04/01/2006
C17402	CO ISSUED	122,493	03/01/2006
B17402	NEW CONSTR	122,493	03/01/2006
P10885	OTHER	0	03/01/2006
R09067	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/1122	10/03/2014	CT	U	I	18	128,000
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1439/1949	8/28/2006	WD	Q	I		211,800
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: ECKLOF JAMES W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 FSP=[YR=2006] N11 W12 S11 E12$ W12 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2006] S6 E20 N22 W8 S4 W12 S12$ N12 E12 N4 E8 N21$.

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	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