LOT 11
THE HIDEAWAY #2 PB 7/233

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

**2026**

**42-2N-27-4370-0011-0000**

## BUILDING CHARACTERISTICS

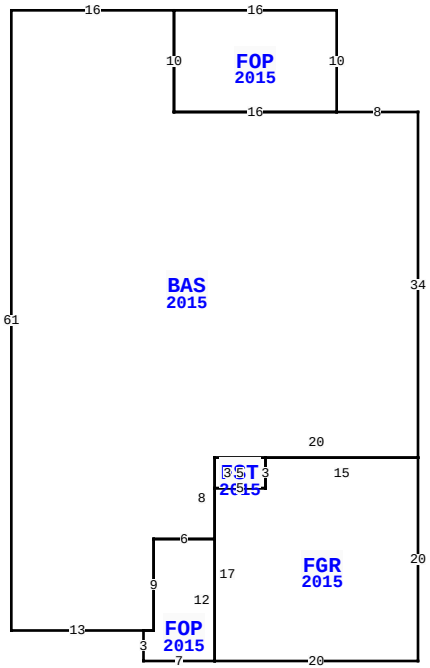
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 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 | 4071.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,806 | 100 | 2015 | 1,806 | 225,119 |
| FGR | 385 | 55 | 2015 | 212 | 26,426 |
| FOP | 75 | 30 | 2015 | 22 | 2,742 |
| FOP | 160 | 30 | 2015 | 48 | 5,983 |
| FST | 15 | 55 | 2015 | 8 | 997 |
| TOTALS | 2,441 | | | 2,096 | 261,269 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,096 | 124.5090 | 130.73 | 274,010 | 2015 | 2015 | 0 | 0 | 0 | 4.65 | 95.35 |

1 SINGLE FAM 0% - 2023 Heated Area: 1806 HX Base Yr




86015 MIRAGE PL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 05/17/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 261,269 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 316,269 |
| SOH/AGL Deduction | 2,733 |
| ASSESSED VALUE | 313,536 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 313,536 |
| TOTAL JUST VALUE | 316,269 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 285,033 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530199 | CO ISSUED | 0 | 09/03/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2530/1201 | 1/14/2022 | WD | Q | I | 01 | 341,000 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 2522/1436 | 12/18/2021 | WD | U | I | 37 | 316,500 |
| GRANTOR: RIOS ELEAZAR & MARINA | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W8 FOP=[YR=2015] N10 W16 S10 E16$ W16 N10 W16 S61 E13 FOP=[YR=2015] S3 E7 FGR=[YR=2015] E20 N20 W15 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 S17$ N12 W6 S9 W1$ E1 N9 E6 N8 E20 N34$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS