LOT 38
IN OR 1966/1823
CARTESIAN POINTE #3 PB 7/124

AMH 2015-1 BORROWER LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

08-2N-27-0232-0038-0000

BUILDING CHARACTERISTICS

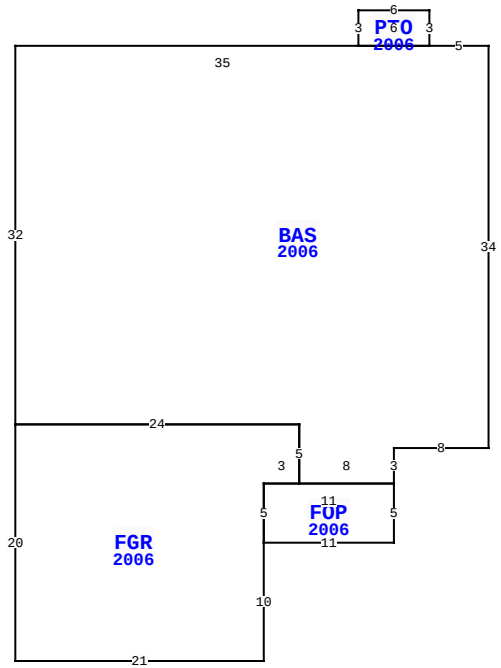
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	131,066
FGR	435	55	239	23,447
FOP	55	30	16	1,570
PTO	18	5	1	98
TOTALS	1,844		1,592	156,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,592	117.7029	106.23	169,118	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1336 HX Base Yr



BLD DATE	03/20/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86501 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	156,180
TOTAL MARKET OB/XF VALUE	3,757
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	209,937
SOH/AGL Deduction	19,678
ASSESSED VALUE	190,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,259
TOTAL JUST VALUE	209,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17596	CO ISSUED	0	06/01/2006
C17596	CO ISSUED	0	06/01/2006
B17596	NEW CONSTR	0	06/01/2006
M0611587	H/AC	0	06/01/2006
E0617428	ELEC OTHER	1,500	06/01/2006
P11077	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1823	3/06/2015	SW	U	I	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: AMH 2015-1 BORROWER						
1888/1867	11/12/2013	CT	U	I	18	109,900
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W5 PTO=[YR=2006] N3 W6 S3 E6$ W35 S32
FGR=[YR=2006] S20 E21 N10 FOP=[YR=2006] E11 N5 W11 S5$ N5
E3 N5 W24$ E24 S5 E8 N3 E8 N34 $.

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	0811	CONCRETE B	0	0	0	0	821.00	SF	5.20	5.20	100	2006	2006	3	88	3,757	

LAND DESCRIPTION

TOTAL OB/XF 3,757

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	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS