LOT 191
PT OR 1918/1555
HICKORY VILLAGE #4 PB 7/122

AMH 2014-1 BORROWER LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

42-2N-27-435H-0191-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

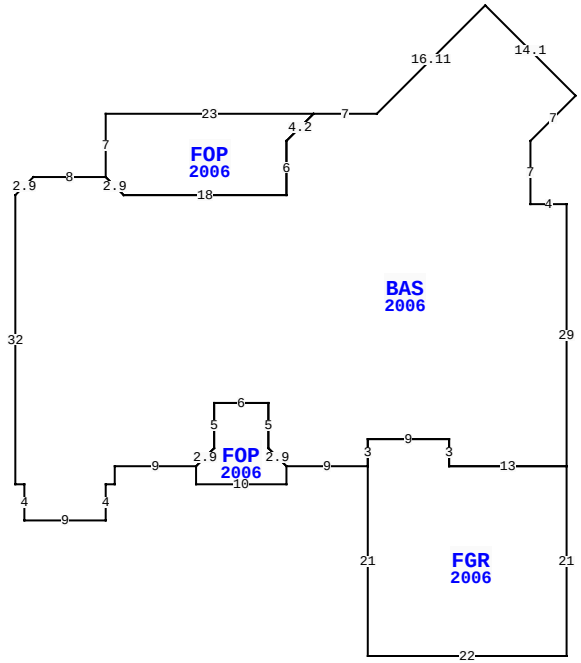
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2,214	231,227
FGR	489	55	269	28,094
FOP	66	30	20	2,089
FOP	183	30	55	5,744
TOTALS	2,952		2,558	267,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,558	125.3040	113.09	289,284	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 2214 HX Base Yr



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

86001 MAPLE LEAF PL, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	267,154
TOTAL MARKET OB/XF VALUE	7,530
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	329,684
SOH/AGL Deduction	59,128
ASSESSED VALUE	270,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,556
TOTAL JUST VALUE	329,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11138	TANKS/BLRS	0	02/01/2006
B0516637	NEW CONSTR	170,429	11/01/2005
C0516637	CO ISSUED	170,429	11/01/2005
B0516487	FOUNDATION	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1918/1555	5/21/2014	SW	U	I	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: AMH 2014-1 BORROWER						
1850/1351	4/12/2013	CT	U	I	18	150,900
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 N7 R5 U5 U10 L10 L12 D12 W7
FOP=[YR=2006] W23 S7 D2 R2 E18 N6 R3 U3 $ D3 L3 S6 W18
L2 U2 W8 D2 L2 S32 E1 S4 E9 N4 E1 N2 E9 FOP=[YR=2006] S2
E10 N2 L2 U2 N5 W6 S5 D2 L2 $ R2 U2 N5 E6 S5 D2 R2 E9
FGR=[YR=2006] S21 E22 N21 W13 N3 W9 S3$ N3 E9 S3 E13 N29$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0855	CONC PAVER	0	0	0	0	111.00	SF	10.00	10.00	100	2006	2006	3	88	977	
3	0811	CONCRETE B	0	0	0	0	736.00	SF	5.20	5.20	100	2006	2006	3	88	3,368	

LAND DESCRIPTION

TOTAL OB/XF 7,530

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS