LOT 49
PT OR 1918/1555
SPANISH OAKS UNIT 1-A PB 6/99

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

2023

46-3N-28-576A-0049-0000

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 60
Interior Floo	12	HARDWOOD 40
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	02	Quality Level 02

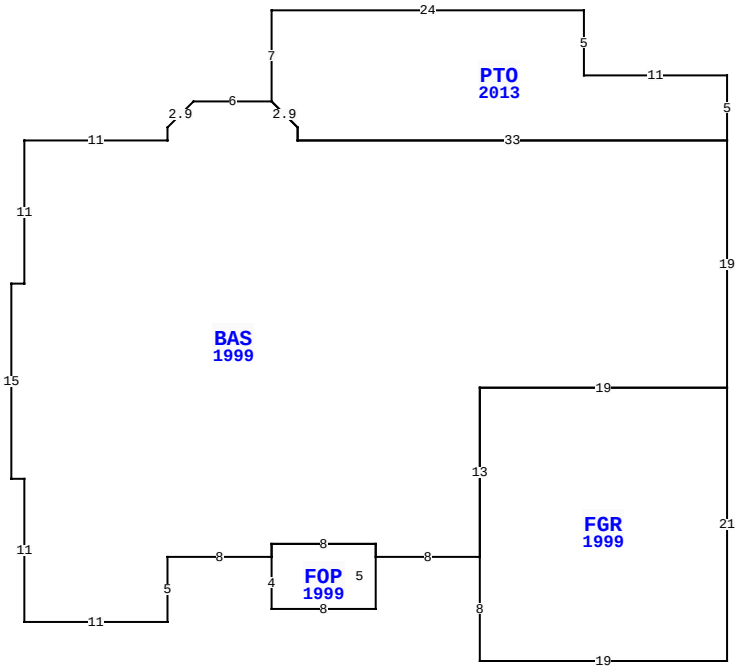
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	1,569	175,445
FGR	399	55	219	24,489
FOP	40	30	12	1,342
PTO	291	5	15	1,677
TOTALS	2,299		1,815	202,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,815	106.4000	126.35	229,325	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 1569 HX Base Yr



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

96123 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	202,953
TOTAL MARKET OB/XF VALUE	6,781
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	277,734
SOH/AGL Deduction	39,497
ASSESSED VALUE	238,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,237
TOTAL JUST VALUE	277,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905736	NEW CONSTR	91,740	02/01/1999

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						
1864/1149	6/26/2013	CT	U	I	18	117,000
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W11 N5 W24 S7 BAS=[YR=1999] W6 D2 L2 S1 W11 S11 W1 S15 E1 S11 E11 N5 E8 FOP=[YR=1999] S4 E8 N5 W8 S1 $ N1 E8 S1 E8 FGR=[YR=1999] S8 E19 N21 W19 S13 $ N13 E19 N19 W33 N1 U2 L2 $ D2 R2 S1 E33 N5$.

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	0	43	16	688.00	SF	6.50	6.50	100	1999	1999	3	79	3,533	
3	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1999	1999	3	79	308	

LAND DESCRIPTION

TOTAL OB/XF 6,781

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	0.85	80,000.00	68,000.00	68,000							

REVIEW DATE 06/19/2018 BY KWX Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS