LOT 122
PT OR 1918/1555
FLORA PARKE 2A PB 6/239

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

2024

25-2N-28-0550-0122-0000

BUILDING CHARACTERISTICS

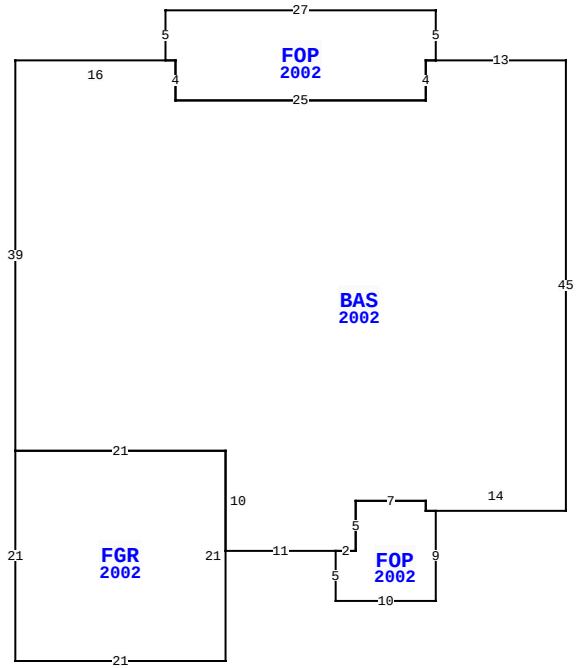
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,294	100	2,294	263,622
FGR	441	55	243	27,925
FOP	89	30	27	3,103
FOP	235	30	70	8,044
TOTALS	3,059		2,634	302,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,634	102.7200	128.40	338,206	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 2294 HX Base Yr



23856 FLORA PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 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	302,694
TOTAL MARKET OB/XF VALUE	17,283
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	394,977
SOH/AGL Deduction	62,658
ASSESSED VALUE	332,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,319
TOTAL JUST VALUE	394,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1861/1691	6/14/2013	CT	U	I	18	121,600
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FOP=[YR=2002] N5 W27 S5 E1 S4 E25 N4 E1 $ W1 S4 W25 N4 W16 S39 FGR=[YR=2002] S21 E21 N21 W21 $ E21 S10 E11 FOP=[YR=2002] S5 E10 N9 W1 N1 W7 S5 W2 $ E2 N5 E7 S1 E14 N45 $.

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	869.00	SF	5.20	5.20	100	2002	2002	3	82	3,705	
2	0861	POOL GUNIT	0	0	0	0	372.00	SF	85.00	85.00	100	2002	2002	3	29	9,170	
3	0845	KOOL DECK	0	0	0	0	327.00	SF	7.25	7.25	100	2002	2002	3	82	1,944	
4	0477	VF 4 SLAT	0	0	0	0	282.00	LF	14.00	14.00	100	2002	2002	3	58	2,290	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	58	174	

LAND DESCRIPTION

TOTAL OB/XF 17,283

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/30/2019 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS