LOT 215
PT OR 1918/1555
HERON ISLES PHASE 1 REPLAT

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

2024

37-3N-28-0740-0215-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
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	05	Quality Level 05

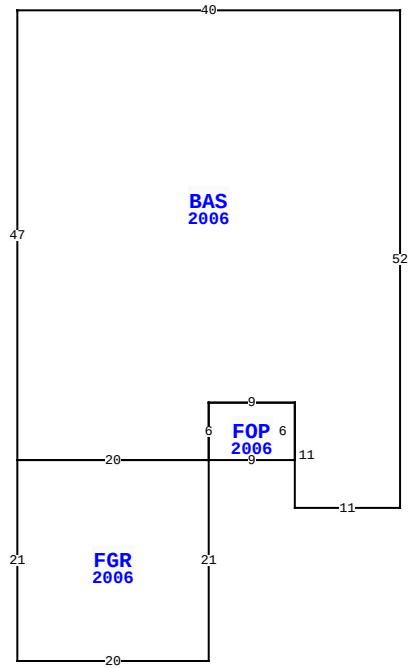
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	1,881	186,970
FGR	420	55	231	22,961
FOP	54	30	16	1,591
TOTALS	2,355		2,128	211,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	114.9148	109.17	232,314	2006	2006	0	0	0	8.95	91.05

1 SINGLE FAM – 0% - 0 Heated Area: 1881 HX Base Yr



BLD DATE	01/22/2007	PH	LGL DATE
XF DATE	01/22/2007	PH	LAND DATE
INC DATE			AG DATE

96108 STONEY GLEN CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,522
TOTAL MARKET OB/XF VALUE	7,889
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	274,411
SOH/AGL Deduction	36,019
ASSESSED VALUE	238,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,392
TOTAL JUST VALUE	274,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18381	NEW CONSTR	2,000	11/01/2006
M12254	H/AC	0	11/01/2006
C18747	CO ISSUED	0	10/01/2006
B18747	NEW CONSTR	165,594	10/01/2006
R09842	REPAIR/RRF	3,000	10/01/2006

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						
1859/1175	6/03/2013	CT	U	I	18	124,300
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N52 W40 S47 FGR=[YR=2006] S21 E20 N21 W20$E20
FOP=[YR=2006] E9 N 6 W9 S6$ N6 E9 S11 E11$.

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	90	3,150	
2	0810	CONCRETE A	0	0	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	87	3,348	
3	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	2006	2006	3	87	543	
4	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	87	848	

LAND DESCRIPTION

TOTAL OB/XF 7,889

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	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS