LOT 266
PT OR 1918/1548
HERON ISLES PHASE #1 PB 7/40

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

2024

37-3N-28-0740-0266-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

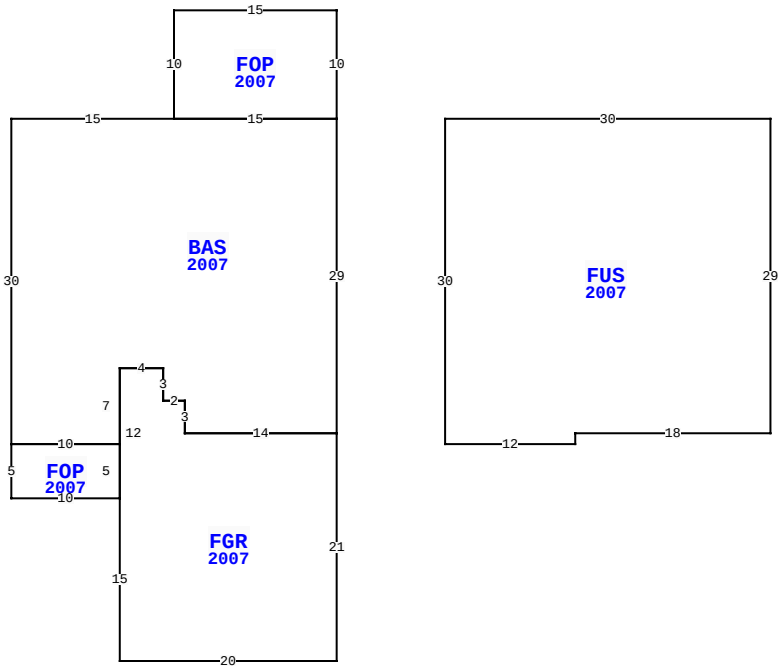
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	850	100	850	90,680
FGR	450	55	248	26,457
FOP	50	30	15	1,600
FOP	150	30	45	4,800
FUS	882	100	882	94,094
TOTALS	2,382		2,040	217,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	121.5984	115.52	235,661	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1732 HX Base Yr



96019 MORTON LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	217,633
TOTAL MARKET OB/XF VALUE	4,530
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	277,163
SOH/AGL Deduction	35,369
ASSESSED VALUE	241,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,794
TOTAL JUST VALUE	277,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18631	NEW CONSTR	2,000	01/01/2007
M12369	H/AC	0	01/01/2007
B19203	NEW CONSTR	204,965	12/01/2006
P11893	NEW CONSTR	0	12/01/2006
R09965	REPAIR/RRF	1,500	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1918/1548	5/21/2014	SW	U	I	11	100
GRANTOR: AH4R I FL LLC						
GRANTEE: AMH 2014-1 BORROWER						
1901/0030	2/01/2013	WD	U	I	11	100
GRANTOR: WILLIAMSON HELEN G						
GRANTEE: AH4R I FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W15 S10 BAS=[YR=2007] W15 S30 FOP=[YR=2007] S5E10FGR=[YR=2007] S15 E20 N21W14N3W2N3W4S12$N5W10$ E10N7E4S3E2S3E14N29W15$E15 N10 $ PTR=S10E10 FUS=[YR=2007] S30 E12 N1 E18 N29W30$ W10N10$.

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	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50	6.50	100	2007	2007	3	88	4,118	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2007	2007	3	88	412	

LAND DESCRIPTION

TOTAL OB/XF 4,530

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		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