LOT 60
PT OR 1918/1548
LOFTON POINTE PB 6/325

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

2025

01-2N-27-1270-0060-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

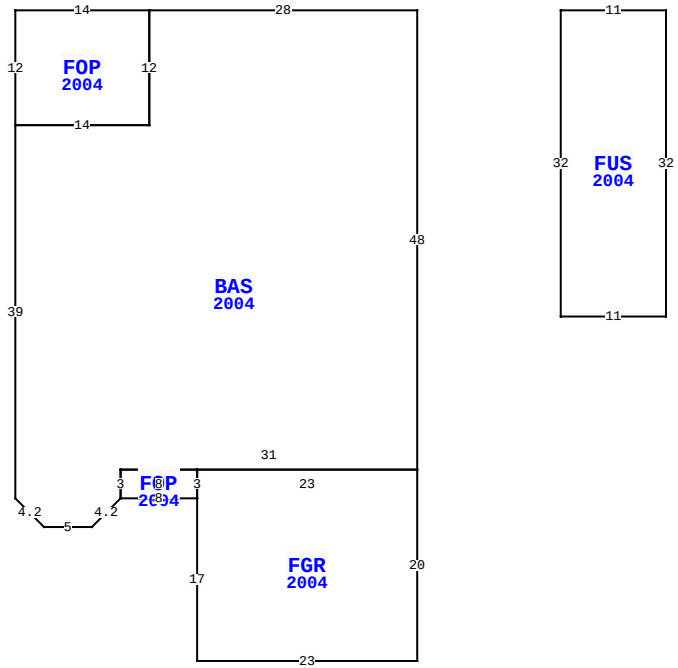
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	2004	1,905	208,209
FGR	460	55	2004	253	27,652
FOP	24	30	2004	7	765
FOP	168	30	2004	50	5,465
FUS	352	100	2004	352	38,472
TOTALS	2,909			2,567	280,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,567	121.4400	121.44	311,736	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 0% - 0 Heated Area: 2257 HX Base Yr



96088 PIEDMONT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	280,562
TOTAL MARKET OB/XF VALUE	5,842
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	351,404
SOH/AGL Deduction	29,157
ASSESSED VALUE	322,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,247
TOTAL JUST VALUE	351,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311795	NEW CONSTR	0	01/01/2003

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						
1825/1492	11/16/2012	WD	U	I	12	123,100
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: AH4R I FL LLC						

BUILDING NOTES

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	648.00	SF	5.20	5.20	100	2004	2004	3	83	2,797	

BUILDING DIMENSIONS

BAS=[YR=2004] W28 FOP=[YR=2004] W14 S12 E14 N12 $ S12 W14 S39 D3 R3 E5 U3 R3 FOP=[YR=2004] E8 FGR=[YR=2004] S17 E23 N20 W23 S3$ N3 W8 S3$ N3 E31 N48$ PTR=E15 FUS=[YR=2004] E11 S32 W11 N32$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,842

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	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS