LOT 168
IN OR 1966/1823
TIMBER CREEK PLANTATION #1

AMH 2015-1 BORROWER LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

11-2N-26-2050-0168-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

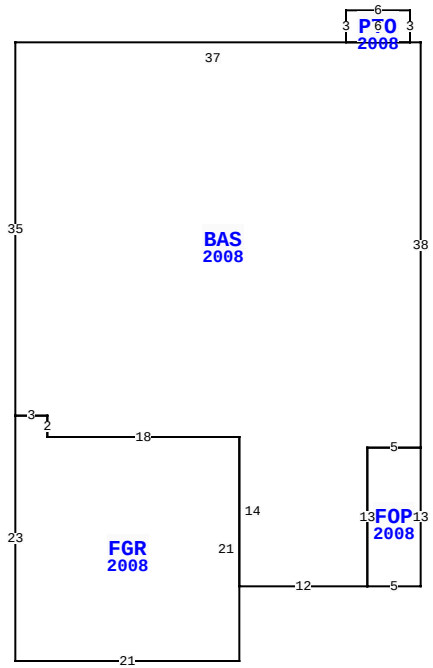
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100	2008	1,573	159,188
FGR	447	55	2008	246	24,895
FOP	65	30	2008	20	2,024
PTO	18	5	2008	1	101
TOTALS	2,103			1,840	186,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	110.0000	110.00	202,400	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1573 HX Base Yr



76010 DEERWOOD DR, YULEE

BLD DATE	07/08/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,208
TOTAL MARKET OB/XF VALUE	3,082
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	244,290
SOH/AGL Deduction	3,007
ASSESSED VALUE	241,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,283
TOTAL JUST VALUE	244,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13813	MECH OTHER	0	05/01/2008
E20780	ELEC OTHER	1,500	05/01/2008
P13162	OTHER	0	04/01/2008
C20776	CO ISSUED	0	11/01/2007
R10872	REPAIR/RRF	2,000	11/01/2007
B20776	NEW CONSTR	136,884	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1966/1823	3/06/2015	SW	U	I	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: AMH 2015-1 BORROWER						
1909/1142	3/28/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

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	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	100	2008	2008	3	88	2,636	
2	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2008	2008	3	88	446	

BUILDING DIMENSIONS

BAS=[YR=2008] W1 PTO=[YR=2008] N3 W6 S3 E6$ W37 S35
FGR=[YR=2008] S23 E21 N21 W18 N2 W3$ E3 S2 E18 S14 E12
FOP=[YR=2008] E5 N13 W5 S13$ N13 E5 N38$.

LAND DESCRIPTION

TOTAL OB/XF 3,082

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		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 07/30/2025 BY SYS