LOT 169
IN OR 1966/1831
TIMBER CREEK PLANTATION #1

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

2025

11-2N-26-2050-0169-0000

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 60
Interior Floo	13	LVT/LAMNT 40
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	03	Quality Level 03

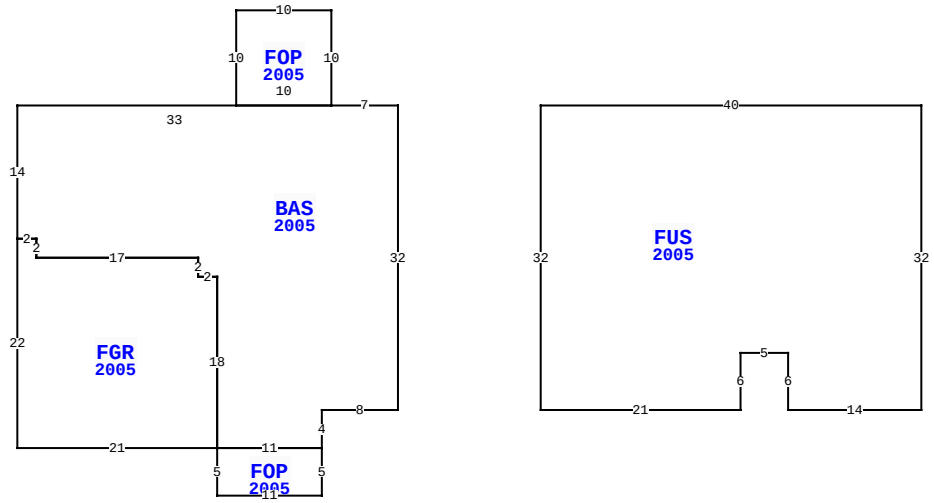
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	2005	988	94,251
FGR	420	55	2005	231	22,037
FOP	55	30	2005	16	1,527
FOP	100	30	2005	30	2,862
FUS	1,250	100	2005	1,250	119,246
TOTALS	2,813			2,515	239,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,515	105.4080	105.41	265,106	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 2238 HX Base Yr



76022 DEERWOOD DR, YULEE

BLD DATE	01/28/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	239,921
TOTAL MARKET OB/XF VALUE	3,127
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	298,048
SOH/AGL Deduction	0
ASSESSED VALUE	298,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,048
TOTAL JUST VALUE	298,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14392	ELEC OTHER	1,500	02/01/2005
M0509218	MECH OTHER	0	02/01/2005
P0408830	OTHER	0	12/01/2004
R046974	REPAIR/RRF	2,000	12/01/2004
B0414204	NEW CONSTR	160,402	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1831	3/06/2015	SW	U	I	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: AMH 2015-1 BORROWER						
1870/0572	6/25/2013	WD	U	I	11	100
GRANTOR: DAVIS TARA R						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 FOP=[YR=2005] N10 W10 S10 E10$ W33 S14
FGR=[YR=2005] S22 E21 N18 W2 N2 W17 N2 W2$ E2 S2 E17 S2 E2
S18 FOP=[YR=2005] S5 E11 N5 W11$ E11 N4 E8 N32$ PTR=E15
FUS=[YR=2005] E40 S32 W14 N6 W5 S6 W21 N32$ W15$.

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	716.00	SF	5.20	5.20	100	2005	2005	3	84	3,127	

TOTAL OB/XF 3,127

LAND DESCRIPTION

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	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