LOT 170
PT OR 1918/1548
TIMBER CREEK PLANTATION #1

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

2025

11-2N-26-2050-0170-0000

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 80
Interior Floo	08	SHT VINYL 20
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

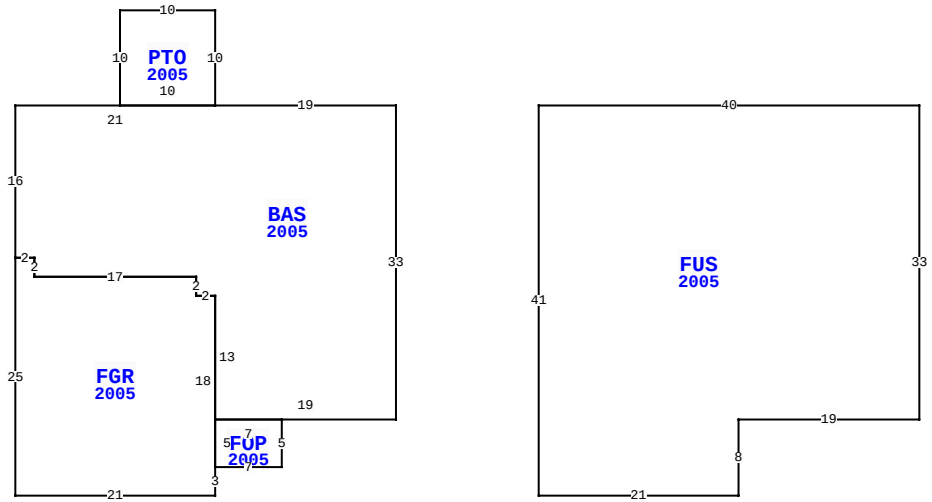
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,005	100	2005	1,005	94,299
FGR	483	55	2005	266	24,959
FOP	35	30	2005	10	938
FUS	1,488	100	2005	1,488	139,620
PTO	100	5	2005	5	469
TOTALS	3,111			2,774	260,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,774	103.6800	103.68	287,608	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 2493 HX Base Yr



76032 DEERWOOD DR, YULEE

BLD DATE	10/23/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	260,285
TOTAL MARKET OB/XF VALUE	2,804
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	318,089
SOH/AGL Deduction	0
ASSESSED VALUE	318,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,089
TOTAL JUST VALUE	318,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15603	ELEC OTHER	1,500	08/01/2005
M10239	MECH OTHER	0	08/01/2005
P09700	OTHER	0	07/01/2005
R0507738	REPAIR/RRF	2,000	06/01/2005
P0509654	OTHER	0	06/01/2005
B0515370	NEW CONSTR	177,857	06/01/2005

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						
1822/1868	10/26/2012	WD	Q	I	02	122,000
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: AH4R I FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 PTO=[YR=2005] N10 W10 S10 E10$ W21 S16 FGR=[YR=2005] S25 E21 N3 FOP=[YR=2005] E7 N5 W7 S5$ N18 W2 N2 W17 N2 W2$ E2 S2 E17 S2 E2 S13 E19 N33$ PTR=E15 FUS=[YR=2005] E40 S33 W19 S8 W21 N41 $ 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	642.00	SF	5.20	5.20	100	2005	2005	3	84	2,804	

LAND DESCRIPTION

TOTAL OB/XF 2,804

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 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS