LOT 36
PT OR 1918/1548
BELLS RIVER ESTATE #1 PB 7/90

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

2025

37-3N-27-0134-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

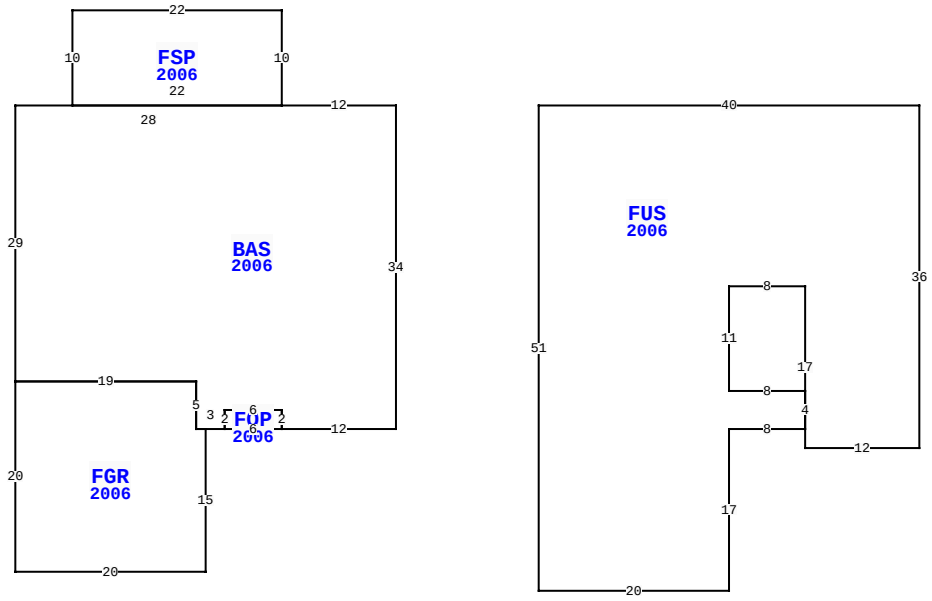
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 04
NEIGHBORHOOD/LOC	4055.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,253	100	2006	1,253	110,671
FGR	395	55	2006	217	19,166
FOP	12	30	2006	4	353
FSP	220	40	2006	88	7,772
FUS	1,636	100	2006	1,636	144,499
TOTALS	3,516			3,198	282,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,198	97.0600	97.06	310,398	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 2889 HX Base Yr



87106 KIPLING DR, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

L N	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	742.00	SF	5.20	5.20	100	2006	2006	3	86	3,318	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	282,462
TOTAL MARKET OB/XF VALUE	3,318
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	350,780
SOH/AGL Deduction	50,827
ASSESSED VALUE	299,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,953
TOTAL JUST VALUE	350,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18101	SCRN RM	3,000	09/21/2006
C16290	CO ISSUED	0	09/21/2006
B16290	NEW CONSTR	0	09/21/2006

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						
1894/0664	10/15/2012	SW	U	I	11	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AH4R I FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 FSP=[YR=2006] N10 W22 S10 E22$ W28 S29 FGR=[YR=2006] S20 E20 N15 W1 N5 W19$ E19 S5 E3 FOP=[YR=2006] E6 N2 W6 S2$ N2 E6 S2 E12 N34$ PTR=E15 FUS=[YR=2006] E40 S36 W12 N17 W8 S11 E8 S4 W8 S17 W20 N51$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,318

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS