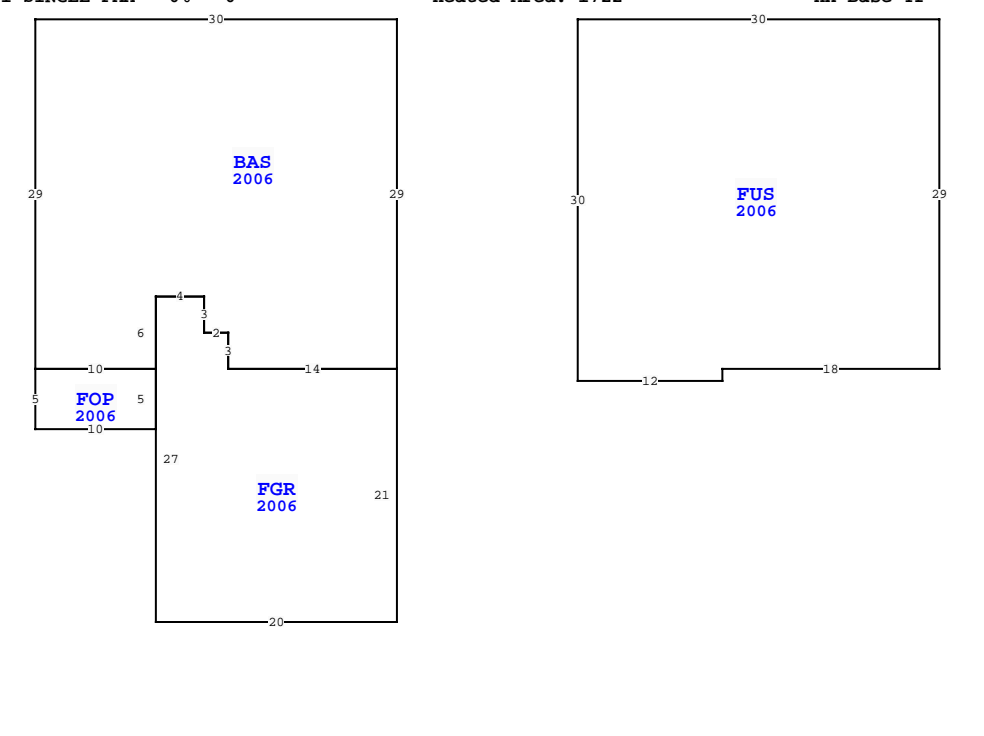


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 05 AVERAGE 70 |
| Exterior Wall | 16 WD FR STUC 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 70 |
| Interior Floor | 08 SHT VINYL 30 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,985 | 112.0581 | 112.06 | 222,439 | 2006 | 2006 | 0 | 0 | 0 | 8.65 91.35 |



| | | | | | |
|------------------|---------------------|-------------|------|--------------|----------------------|
| Quality | 04 Quality Level 04 | | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA 04 | | | | |
| NEIGHBORHOOD/LOC | 4038.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 840 | 100 | 2006 | 840 | 85,988 |
| FGR | 450 | 55 | 2006 | 248 | 25,387 |
| FOP | 50 | 30 | 2006 | 15 | 1,536 |
| FUS | 882 | 100 | 2006 | 882 | 90,288 |
| TOTALS | 2,222 | | | 1,985 | 203,198 |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0810 | CONCRETE A | 0 | 0 | 10 | 15 | 150.00 | SF | 6.50 | 6.50 | 100 |
| 2 | 0810 | CONCRETE A | 0 | 0 | 36 | 16 | 576.00 | SF | 6.50 | 6.50 | 100 |
| 3 | 0810 | CONCRETE A | 0 | 0 | 24 | 3 | 72.00 | SF | 6.50 | 6.50 | 100 |

| | | | | |
|---------------------------|----------|-----------|------------|-----|
| 96096 STARLIGHT LN, YULEE | BLD DATE | LGL DATE | 05/13/2025 | MLU |
| | XF DATE | LAND DATE | | |
| | INC DATE | AG DATE | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--------------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | Tax Group: 4 | Tax Dist: | STANDARD |
| BUILDING MARKET VALUE | 203,198 | | |
| TOTAL MARKET OB/XF VALUE | 4,461 | | |
| TOTAL LAND VALUE - MARKET | 65,000 | | |
| TOTAL MARKET VALUE | 272,659 | | |
| SOH/AGL Deduction | 20,112 | | |
| ASSESSED VALUE | 252,547 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 252,547 | | |
| TOTAL JUST VALUE | 272,659 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 262,838 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| M11024 | H/AC | 0 | 02/01/2006 |
| E16128 | NEW CONSTR | 1,950 | 11/01/2005 |
| P10399 | NEW CONSTR | 0 | 11/01/2005 |
| C16272 | CO ISSUED | 168,490 | 10/01/2005 |
| B16272 | NEW CONSTR | 168,490 | 10/01/2005 |
| R08359 | REPAIR/RRF | 1,500 | 10/01/2005 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2204/1285 | 6/19/2018 | SW | U | I | 11 | 100 |
| GRANTOR: AMH 2014-1 BORROWER L | | | | | | |
| GRANTEE: AMH 2015-1 BORROWER | | | | | | |
| 1918/1548 | 5/21/2014 | SW | U | I | 11 | 100 |
| GRANTOR: AH4R I FL LLC | | | | | | |
| GRANTEE: AMH 2014-1 BORROWER | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2S3 E14\$W14 N3 W2 N3 W4 S27 E20\$ PTR=N20E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$ W15S20\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 4,461 | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | | | | | |