

LOT 43
PT OR 1918/1555
HERON ISLES PHASE #1 PB 7/40

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

2025

37-3N-28-0740-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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

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

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0	0 10 15	150.00
2	0810	CONCRETE A	0	0 35 16	560.00
3	0810	CONCRETE A	0	0 23 3	69.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

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	
1 SINGLE FAM - 0% - 0 Heated Area: 1722 HX Base Yr													
96006 SUNFISH LN, YULEE													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	2006	2006	3	86	839	
6.50	100	2006	2006	3	86	3,130	
6.50	100	2006	2006	3	86	386	

TOTAL OB/XF													
4,355													

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		203,198	
TOTAL MARKET OB/XF VALUE		4,355	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		272,553	
SOH/AGL Deduction		20,074	
ASSESSED VALUE		252,479	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,479	
TOTAL JUST VALUE		272,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16779	NEW CONSTR	1,900	02/01/2006
M11020	H/AC	0	02/01/2006
P10503	NEW CONSTR	0	01/01/2006
C16495	CO ISSUED	194,990	11/01/2005
B16495	NEW CONSTR	194,990	11/01/2005
R08511	REPAIR/RRF	1,500	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1918/1555	5/21/2014	SW U	I	I	11
GRANTOR: AMERICAN HOMES 4 RENT					
GRANTEE: AMH 2014-1 BORROWER					
1864/0062	6/24/2013	CT U	I	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: AMERICAN HOMES 4 RE					

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 E2 S3 E14\$W14 N3 W2 N3 W4 S27 E20\$ PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$ S20W15\$.					

OTHER ADJUSTMENTS AND NOTES													

PRINTED 07/30/2025 BY SYS