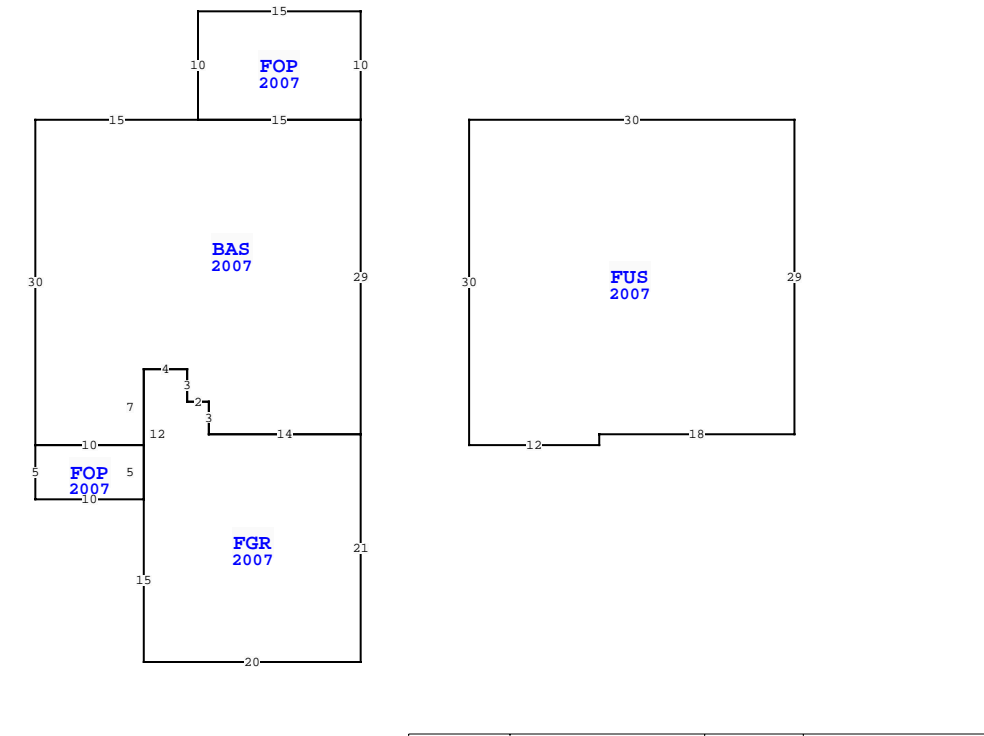




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	2,040	116.0712	116.07	236,783	2007	2007	0	0	0	8.15	91.85



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	850	100	2007	850	90,619
FGR	450	55	2007	248	26,439
FOP	50	30	2007	15	1,599
FOP	150	30	2007	45	4,797
FUS	882	100	2007	882	94,031
TOTALS	2,382			2,040	217,485

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			217,485
TOTAL MARKET OB/XF VALUE			4,479
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			286,964
SOH/AGL Deduction			20,991
ASSESSED VALUE			265,973
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			265,973
TOTAL JUST VALUE			286,964
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18631	NEW CONSTR	2,000	01/01/2007
M12369	H/AC	0	01/01/2007
B19203	NEW CONSTR	204,965	12/01/2006
P11893	NEW CONSTR	0	12/01/2006
R09965	REPAIR/RRF	1,500	12/01/2006

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						
1901/0030	2/01/2013	WD	U	I	11	100
GRANTOR: WILLIAMSON HELEN G						
GRANTEE: AH4R I FL LLC						

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	0810	CONCRETE A	0	0 45 16	720.00	SF	6.50	6.50	100	2007	2007	3	87	4,072	
2	0810	CONCRETE A	0	0 24 3	72.00	SF	6.50	6.50	100	2007	2007	3	87	407	

96019 MORTON LN, YULEE		BLD DATE		LGL DATE	05/13/2025	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2007] W15 S10 BAS=[YR=2007] W15 S30 FOP=[YR=2007] S5E10FGR=[YR=2007] S15 E20 N21W14N3W2N3W4S12\$N5W10\$ E10N7E4S3E2S3E14N29W15\$E15 N10 \$ PTR=S10E10 FUS=[YR=2007] S30 E12 N1 E18 N29W30\$ W10N10\$.	

LAND DESCRIPTION		TOTAL OB/XF															4,479							
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							