LOT 43
IN OR 1966/1823
CARTESIAN POINTE #1 PB 6/345

AMH 2015-1 BORROWER LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

09-2N-27-0230-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

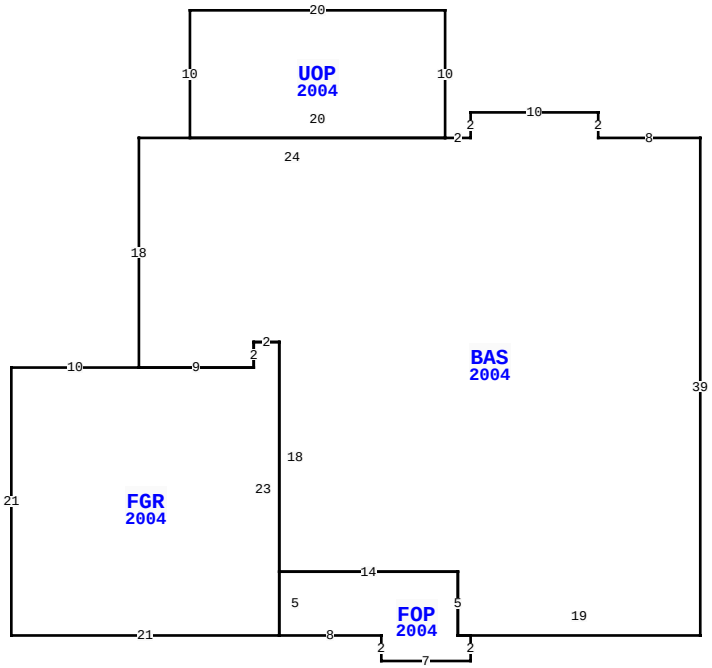
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	2004	1,431	152,924
FGR	445	55	2004	245	26,182
FOP	84	30	2004	25	2,672
UOP	200	20	2004	40	4,275
TOTALS	2,160			1,741	186,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,741	113.4000	119.07	207,301	2004	2004	0	0	0	10.25	89.75

1 SINGLE FAM 0% - 0 Heated Area: 1431 HX Base Yr



BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

86063 MEREDITH CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,053
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	241,053
SOH/AGL Deduction	0
ASSESSED VALUE	241,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,053
TOTAL JUST VALUE	241,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412794	NEW CONSTR	108,887	05/01/2004
R046149	REPAIR/RRF	2,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1823	3/06/2015	SW	U	I	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: AMH 2015-1 BORROWER						
1919/0244	5/27/2014	CT	U	I	18	105,400
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W10 S2 W2 UOP=[YR=2004] N10 W20 S10 E20$ W24 S18 FGR=[YR=2004] W10 S21 E21 FOP=[YR=2004] E8 S2 E7 N2 W1 N5 W14 S5$ N23 W2 S2 W9$ E9 N2 E2 S18 E14 S5 E19 N39$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS