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

**2026**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

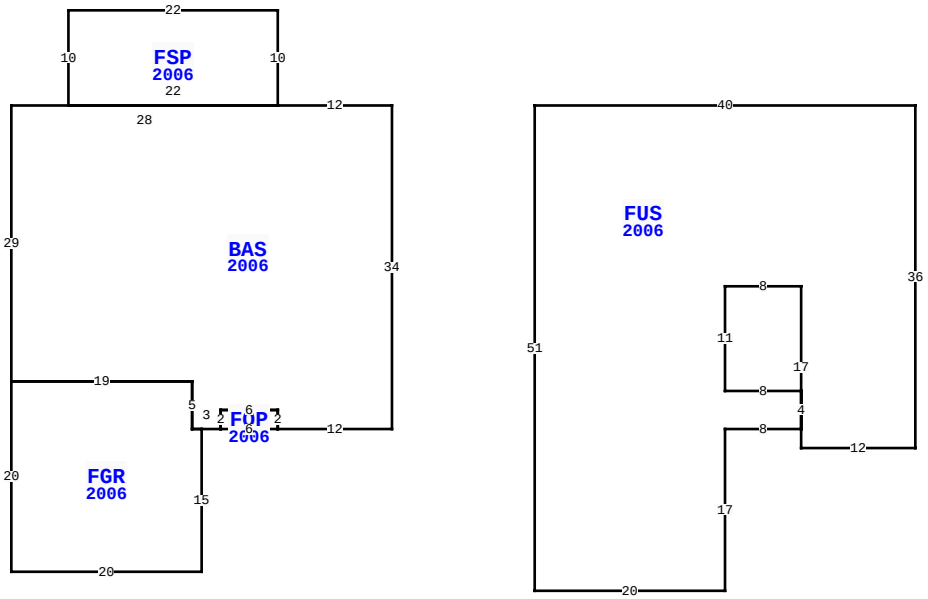
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | 115,562 |
| FGR | 395 | 55 | 2006 | 217 | 20,013 |
| FOP | 12 | 30 | 2006 | 4 | 369 |
| FSP | 220 | 40 | 2006 | 88 | 8,116 |
| FUS | 1,636 | 100 | 2006 | 1,636 | 150,886 |
| TOTALS | 3,516 | | | 3,198 | 294,947 |

## 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 | 101.91 | 325,908 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

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 | 04/08/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 294,947 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 359,947 |
| SOH/AGL Deduction | 29,999 |
| ASSESSED VALUE | 329,948 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 329,948 |
| TOTAL JUST VALUE | 359,947 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 350,780 |

| 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$.

## 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 | 000100 | C | RES | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS