LOT 58
PT OR 1918/1555
HERON ISLES PHASE 1 REPLAT

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

2026

37-3N-28-0740-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

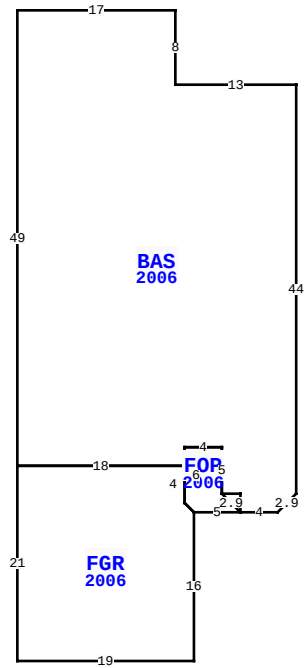
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,394	100	2006	1,394	147,683
FGR	395	55	2006	217	22,990
FOP	32	30	2006	10	1,059
TOTALS	1,821			1,621	171,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,621	111.1800	116.74	189,236	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 0% - 0 Heated Area: 1394 HX Base Yr



BLD DATE	01/19/2007 PH	LGL DATE	
XF DATE	01/19/2007 PH	LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

96073 TIDAL BAY CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	171,732
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	236,732
SOH/AGL Deduction	0
ASSESSED VALUE	236,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,732
TOTAL JUST VALUE	236,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12017	H/AC	0	09/01/2006
C18288	CO ISSUED	126,588	08/01/2006
B18288	NEW CONSTR	126,588	08/01/2006
E17852	NEW CONSTR	2,000	08/01/2006
P11438	NEW CONSTR	0	08/01/2006
R09571	REPAIR/RRF	5,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1918/1555	5/21/2014	SW	U	I	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: AMH 2014-1 BORROWER						
1870/0570	7/26/2013	WD	U	I	38	95,000
GRANTOR: MCRANNOLDS WILLIAM AL						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N44 W13 N8 W17 S49 FGR 2006=S21 E19 N16
FOP=[YR=2006] E5 /N 2W2/ N5 W4 S6 D1 R1 $ U1 L1 N4W
18$E18N2E4S5 D2 R2 E4 U2 R2 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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