

LOT 24
IN OR 2141/666
CONSERV ESMT PT OR 1299/53

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

37-3N-27-0134-0024-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 80
Interior Floo	11 CLAY TILE 20
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. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,237	100	1,237	103,095
FGR	623	55	343	28,586
FOP	20	30	6	500
FSP	280	40	112	9,334
FUS	1,636	100	1,636	136,349
PTO	24	5	1	84

TOTALS	3,820		3,335	277,949
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	1,116.00	SF	5.20
3	0861	POOL GUNIT	0	0	0	0	225.00	SF	85.00
4	0910	SCRN RM L	0	0	50	18	900.00	SF	15.00
5	0845	KOOL DECK	0	0	0	0	675.00	SF	7.25
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0			0.00	0.00	1.00

REVIEW DATE 05/23/2018 BY SBX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,335	100.3720	90.59	302,118	2006	2006	0	0	8.00	92.00
1 SINGLE FAM - 0% - 0 Heated Area: 2873 HX Base Yr											

BLD DATE	04/04/2023	NW	LGL DATE	
XF DATE	09/24/2007	JM	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
24,832											
1	0811	CONCRETE B	0	0	0	0	1,116.00	SF	5.20	5.20	100
3	0861	POOL GUNIT	0	0	0	0	225.00	SF	85.00	85.00	100
4	0910	SCRN RM L	0	0	50	18	900.00	SF	15.00	15.00	100
5	0845	KOOL DECK	0	0	0	0	675.00	SF	7.25	7.25	100
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/XF											
24,832											
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	277,949		
TOTAL MARKET OB/XF VALUE	24,832		
TOTAL LAND VALUE - MARKET	47,250		
TOTAL MARKET VALUE	350,031		
SOH/AGL Deduction	65,910		
ASSESSED VALUE	284,121		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	284,121		
TOTAL JUST VALUE	350,031		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	318,214		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20380	SCRN ENCL	7,956	08/01/2007
B20420	REMODEL	876	08/01/2007
B20237	SWIM POOL	27,092	07/01/2007
C0516361	CO ISSUED	0	09/29/2006
B0516361	NEW CONSTR	0	09/29/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2141/0666	8/21/2017	CT U	I	18	
GRANTOR: CLERK OF COURT					
GRANTEE: AH4R PROPERTIES LLC					
1994/0364	7/24/2015	WD Q	I	01	230,000
GRANTOR: COUNTS TAMMY LEA					
GRANTEE: SALVAS KERRY A					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] W14 PTO=[YR=2006] N4 W6 S4 E6\$ W26					
FSP=[YR=2006] W10 S28 FGR=[YR=2006] S21 E30 N14 W1 N7 W29\$					
E10 N28\$ S28 E19 S7 E3 FOP=[YR=2006] E8 N1 W2 N2 W6 S3\$ N3 E6					
S2 E12 N34\$ PTR=E20 FUS=[YR=2006] E40 S36 W12 N17 W8 S11 E8					
S4 W8 S17 W20 N51\$ W20\$.					

OTHER ADJUSTMENTS AND NOTES											

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