

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

37-3N-28-0740-0146-0000

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 Floo	08 SHT VINYL 70			
Interior Floo	11 CLAY TILE 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame Stories	02 WOOD FRAME 100			
Units	1. 1. 100			
	0 100			
Occupancy	00 NONE 100			
Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	1,362	142,094
FGR	430	55	236	24,621
FOP	80	30	24	2,504
FOP	98	30	29	3,025
TOTALS	1,970		1,651	172,245

CONSTRUCTION

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND.
0100	01	1,651	125.1800	112.97	186,513	2006	2006	0	0	7.65	92.35

1 SINGLE FAM - 0% - 0Heated Area: 1362HX Base Yr

The floor plan shows a rectangular main building labeled BAS 2006 with overall dimensions of 47 by 32 units. Attached to the left side are two smaller structures: one at the top labeled FOP 2006 with dimensions 10x8, and another below it also labeled FOP 2006 with dimensions 15x5. To the right of the main building is a detached garage-like structure labeled FGR 2006 with dimensions 23 by 20. Various other dimensions like 22, 10, 8, 5, 12, 3, 4, 3.7, 10, 17, and 20 define the specific segments and setbacks of the buildings.

MARKET ADJUSTMENTS

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	172,245
TOTAL MARKET OB/XF VALUE	7,475
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	234,720
SOH/AGL Deduction	43,019
ASSESSED VALUE	191,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,701
TOTAL JUST VALUE	234,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,559

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I I	RSN CD	SALE PRICE
2252/1528	1/28/2019	WD	Q	I	01	172,000

GRANTOR: STUCKEY AMBER L
GRANTEE: AH4R PROPERTIES TWO
1978/17614/30/2015SW U I 12135,000
GRANTOR: BRANCH BANKING & TRUS
GRANTEE: STUCKEY AMBER L

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8 S10 E8 N10\$S10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5\$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12\$W12 S3 W5 D3 L2 W1 S17 E20\$.

LAND DESCRIPTION

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	SFR		0		PUD	0.00	0.00	1.00	LT	1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS