

LOT 217
IN OR 2097/1329
HERON ISLES PHASE 1 REPLAT

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

2023

37-3N-28-0740-0217-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	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	1,753	100	1,753	170,605
FGR	420	55	231	22,481
FOP	42	30	13	1,266
FOP	140	30	42	4,087

TOTALS 2,355 2,039 198,440

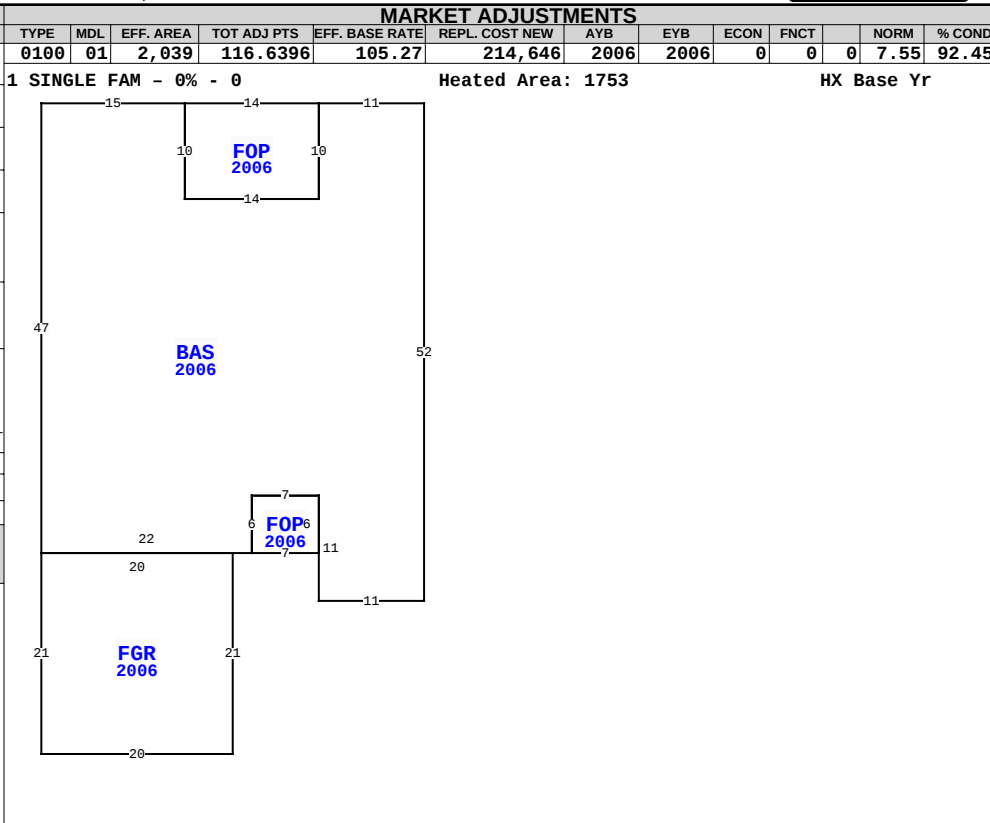
EXTRA FEATURES

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
1	0810	CONCRETE A	0	0	5	14	70.00	SF	6.50	6.50	100	2006	2006	3	88	400	
2	0810	CONCRETE A	0	0	38	16	608.00	SF	6.50	6.50	100	2006	2006	3	88	3,478	
3	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	2006	2006	3	88	566	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

REVIEW DATE 08/02/2018 BY KW



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

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TOTAL OB/XF 4,444

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		198,440
TOTAL MARKET OB/XF VALUE		4,444
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,884
SOH/AGL Deduction		45,803
ASSESSED VALUE		212,081
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		212,081
TOTAL JUST VALUE		257,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18468	CO ISSUED	156,156	09/01/2006
E18115	ELEC OTHER	2,000	09/01/2006
M12093	MECH OTHER	0	09/01/2006
R09676	REPAIR/RRF	3,000	09/01/2006
B18468	NEW CONSTR	156,156	09/01/2006
P11524	OTHER	0	09/01/2006

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BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2006] N52 W11 FOP=[YR=2006] W14 S10 E14 N10S\$10 W14 N10 W15 S47 FGR=[YR=2006] S21 E20 N21 W20\$ E22 FOP=[YR=2006] E7 N6 W7 S6\$N6 E7 S11 E11\$.			

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