

LOT 415
IN OR 2072/1023
HERON ISLES #2 PB 7/218

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

37-3N-28-0740-0415-0000



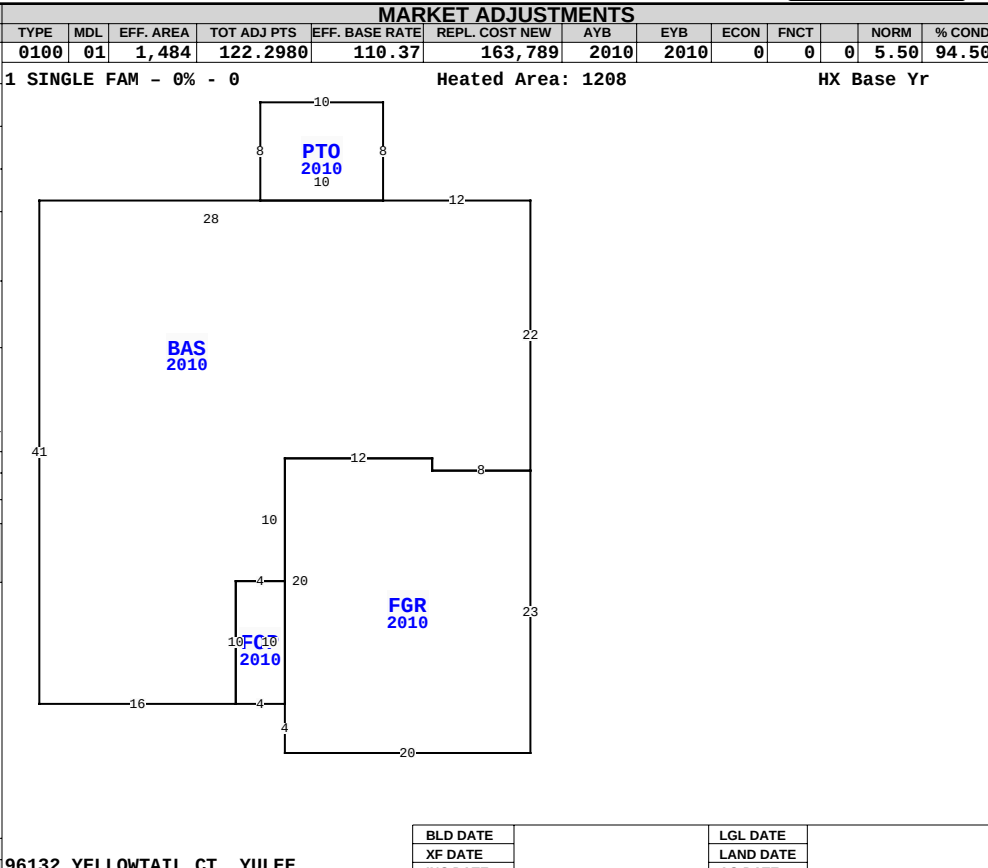
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,208	100	1,208	125,994
FGR	472	55	260	27,118
FOP	40	30	12	1,251
PTO	80	5	4	417

TOTALS	1,800		1,484	154,781
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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	919.00	SF	5.20
2	0479	VF PICKET	0	0	0	0	54.00	LF	10.00



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

LAND DESCRIPTION										TOTAL OB/XF								4,877	
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	L VA		
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										154,781
TOTAL MARKET OB/XF VALUE																				4,877
TOTAL LAND VALUE - MARKET																				55,000
TOTAL MARKET VALUE																				214,658
SOH/AGL Deduction																				37,211
ASSESSED VALUE																				177,447
TOTAL EXEMPTION VALUE																				0
BASE TAXABLE VALUE																				177,447
TOTAL JUST VALUE																				214,658
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				186,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23078	CO ISSUED	0	11/08/2010
E22304	ELEC OTHER	0	12/01/2009
M14968	H/AC	0	12/01/2009
B23078	NEW CONSTR	167,028	11/01/2009
P14043	OTHER	0	11/01/2009
B21676	NEW CONSTR	139,722	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2072/1023	9/19/2016	CT	U	I	18	105,400	
GRANTOR: CLERK OF COURT							
GRANTEE: AMERICAN HOMES 4 RE							
1684/1114	3/05/2010	WD	U	I	11	100	
GRANTOR: BS LAND INVESTMENTS I							
GRANTEE: RODGERS STEVE F II							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2010] W12 PTO=[YR=2010] N8 W10 S8 E10 \$ W28 S41 E16									
FOP=[YR=2010] E4 FGR=[YR=2010] S4 E20 N23 W8 N1 W12 S20 \$									
N10 W4 S10 \$ N10 E4 N10 E12 S1 E8 N22 \$.									