

LOT 132
IN OR 2147/434
MEADOWFIELD #3 PB 6/321-323

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

2023

38-2N-27-1332-0132-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	

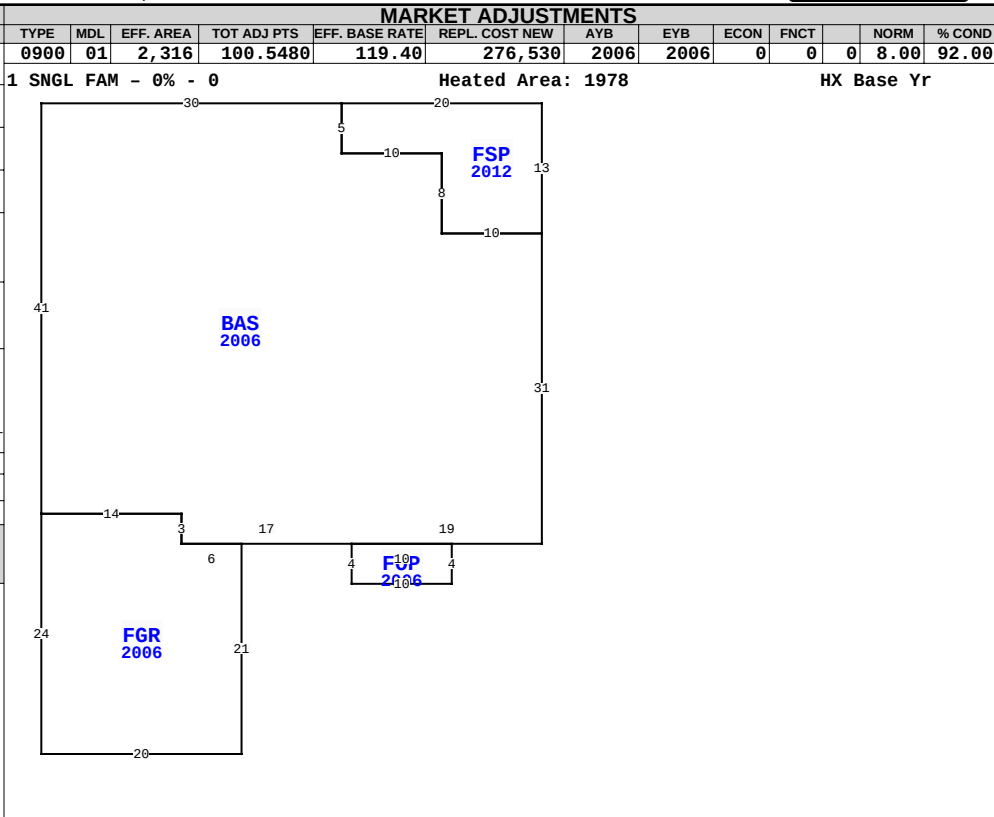
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	1,978	217,279
FGR	462	55	254	27,902
FOP	40	30	12	1,318
FSP	180	40	72	7,909

TOTALS	2,660		2,316	254,408
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	897.00	SF	5.20

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		RS-1	0.00	0.00	1.00

REVIEW DATE 10/04/2018 BY SBA



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2006	2006	3	91	1,820	
5.20	100	2006	2006	3	88	4,105	

TOTAL OB/XF									
5,925									

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	254,408								
TOTAL MARKET OB/XF VALUE	5,925								
TOTAL LAND VALUE - MARKET	65,000								
TOTAL MARKET VALUE	325,333								
SOH/AGL Deduction	70,088								
ASSESSED VALUE	255,245								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	255,245								
TOTAL JUST VALUE	325,333								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	259,034								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16312	NEW CONSTR	204,365	02/24/2006
M10727	MECH OTHER	0	12/01/2005
E16135	ELEC OTHER	2,000	11/01/2005
P10232	OTHER	0	10/01/2005
R08396	REPAIR/RRF	5,070	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2147/0434	9/18/2017	WD	Q	I	01	205,000	
GRANTOR: BURCHILL JOAN A IRREV							
GRANTEE: AH4R PROPERTIES LLC							
1843/1572	2/20/2013	QC	U	I	11	100	
GRANTOR: BURCHILL JOAN A							
GRANTEE: PREUSS WILLIAM J TR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2012] W20 BAS=[YR=2006] W30 S41 FGR=[YR=2006] S24 E20 N21 W6 N3 W14\$ E14 S3 E17 FOP=[YR=2006] S4 E10 N4 W10\$ E19 N31 W10 N8 W10 N5\$ S5 E10 S8 E10 N13\$.									