

LOT 152
IN OR 2210/1621
HICKORY VILLAGE #2 PB 7/120

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

2023

42-2N-27-435H-0152-0000



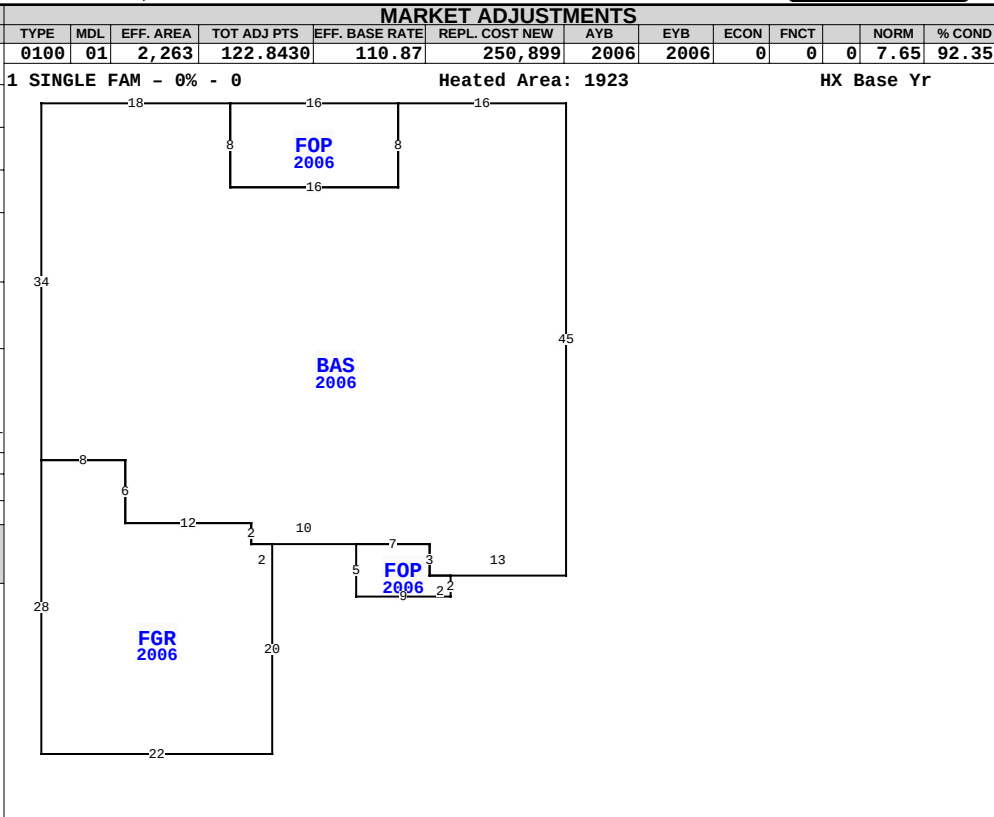
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 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	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	1,923	196,893
FGR	528	55	290	29,692
FOP	39	30	12	1,228
FOP	128	30	38	3,891

TOTALS	2,618	2,263	231,705
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 0 0 0
	772.00 SF 5.20
	5.20
	100
	2006
	2006
	3
	88
	3,533



BLD DATE	03/14/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

TOTAL OB/XF	
3,533	

LAND DESCRIPTION	
L N	USE CODE
1	000100
	C SFR
	0
	RS-2
	0.00
	0.00
	1.00
	LT
	1.00
	1.00
	1.00
	55,000.00
	55,000.00
	55,000

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	4
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,705
TOTAL MARKET OB/XF VALUE	3,533
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	290,238
SOH/AGL Deduction	42,838
ASSESSED VALUE	247,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,400
TOTAL JUST VALUE	290,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516108	CO ISSUED	0	10/01/2005
B0516108	NEW CONSTR	0	10/01/2005

SALES DATA	
OFF RECORD Number	DATE
2210/1621	7/16/2018
WD Q	I 01
GRANTOR: GUTHRIE JEFF	SALE PRICE
GRANTEE: AH4R PROPERTIES LLC	218,000
1406/0672	4/24/2006
WD Q	I
GRANTOR: MATTAMY (JACKSONVILLE)	210,800
GRANTEE: GUTHRIE JEFF	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8\$ S8 W16 N8 W18	
S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8\$ E8 S6 E12 S2	
E10 FOP=[YR=2006] S5 E9 N2 W2 N3 W7\$ E7 S3 E13 N45\$.	