

LOT 218
IN OR 1940/1122
HICKORY VILLAGE #4 PB 7/122

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

2023

42-2N-27-435H-0218-0000



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 80
Interior Floo	08 SHT VINYL 20
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	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4047.00

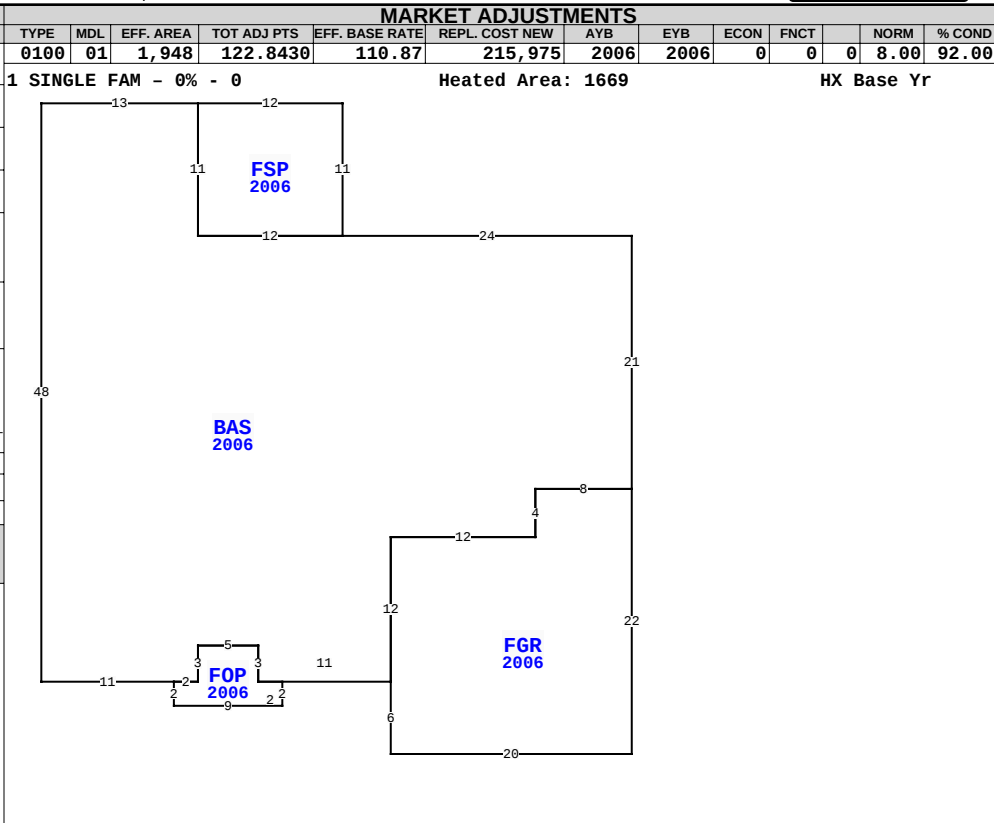
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1,669	170,239
FGR	392	55	216	22,032
FOP	33	30	10	1,020
FSP	132	40	53	5,406

TOTALS	2,226	1,948	198,697
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	739.00	SF	5.20	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00

REVIEW DATE	06/13/2018	BY	SBX
-------------	------------	----	-----



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

TOTAL OB/XF									
3,382									

TOTAL OB/XF									
3,382									

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			198,697
TOTAL MARKET OB/XF VALUE			3,382
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			257,079
SOH/AGL Deduction			38,652
ASSESSED VALUE			218,427
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			218,427
TOTAL JUST VALUE			257,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17126	ELEC OTHER	2,000	04/01/2006
M11404	MECH OTHER	0	04/01/2006
C17402	CO ISSUED	122,493	03/01/2006
B17402	NEW CONSTR	122,493	03/01/2006
P10885	OTHER	0	03/01/2006
R09067	REPAIR/RRF	3,500	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1940/1122	10/03/2014	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: AMERICAN HOMES 4 RE					
1439/1949	8/28/2006	WD	Q	I	
GRANTOR: MATTAMY (JACKSONVILLE)					
GRANTEE: ECKLOF JAMES W JR					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W24 FSP=[YR=2006] N11 W12 S11 E12\$ W12 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 FGR=[YR=2006] S6 E20 N22 W8 S4 W12 S12\$ N12 E12 N4 E8 N21\$.									