

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

08-2N-27-0232-0028-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70
16 WD FR STUC 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

04 Quality Level 04
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,681	100	1,681	161,348
FGR	624	55	343	32,923
FOP	36	30	11	1,056
FSP	240	40	96	9,214
PTO	9	5	0	0

TOTALS2,5902,131204,541

MARKEADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNCFNCTNORM% CONDPAGE 1 of 14

0100012,131110.0001104.50222,69020062006008.1591.85

1 SINGLE FAM - 0% - 0Heated Area: 1681HX Base Yr

The floor plan shows a main rectangular building with several smaller additions. Key areas are labeled: BAS 2006 (Basement), FGR 2006 (Front Garage), FOP 2006 (Front Porch), FSP 2006 (Side Porch), and PTO 2006 (Patio). Dimensions are provided for various sections, such as 31' x 29' for the main body, 12' x 10' for a side addition, and 6' x 6' for a front porch section.

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE	204,541
TOTAL MARKET OB/XF VALUE	4,420
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	258,961
SOH/AGL Deduction	8,645
ASSESSED VALUE	250,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,316
TOTAL JUST VALUE	258,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617090	C0 ISSUED	0	03/01/2006
B0617090	NEW CONSTR	0	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1999/1545	8/28/2015	CT	U	I	18	123,300	

GRANTOR: CLERK OF COURT
GRANTEE: AMERICAN HOMES 4 RE
1934/14118/27/2014QCUII11100
GRANTOR: REED LACI E
GRANTEE: HOA PROBLEM SOLUTIO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 U2 L2 W8 D2 L2 W5 FSP=[YR=2006] N10 W24 S10 E24\$ W31 S39 E12 N3 E10 FOP=[YR=2006] S1 E6 FGR=[YR=2006] S14 E31 N20 W7 PTO=[YR=2006] N3 W3 S3 E3\$W3 N2 W2 S2 W19 S6\$ N6 W6 S5\$ N5 E25 N2 E2 N29\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTAX YEARDENSITYDECLFRZYRCONSRV

1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	50,000								
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REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS