

LOT 46
IN OR 2144/250
HERON ISLES PHASE #1 PB 7/40

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

2024

37-3N-28-0740-0046-0000



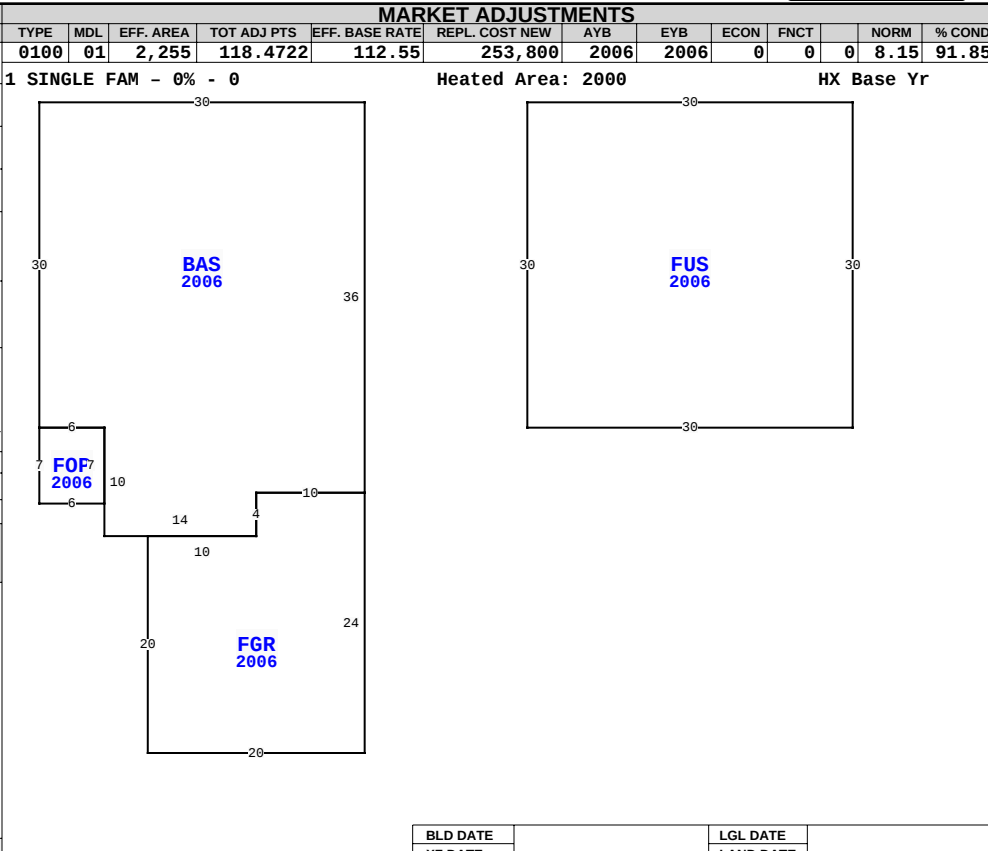
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,100	100	1,100	113,715
FGR	440	55	242	25,017
FOP	42	30	13	1,344
FUS	900	100	900	93,039
TOTALS	2,482		2,255	233,115

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	9	13	117.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE		INC DATE		AG DATE		ADJ UNIT PRICE		ADJ UNIT PRICE	
XF DATE		LAND DATE									
INC DATE		AG DATE									

TOTAL OB/XF											
BLD DATE		LGL DATE		INC DATE		AG DATE		ADJ UNIT PRICE		ADJ UNIT PRICE	
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										233,115	
TOTAL MARKET OB/XF VALUE										4,530	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										292,645	
SOH/AGL Deduction										37,604	
ASSESSED VALUE										255,041	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										255,041	
TOTAL JUST VALUE										292,645	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										282,242	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16780	NEW CONSTR	1,900	02/01/2006
M11022	H/AC	0	02/01/2006
P10365	NEW CONSTR	0	11/01/2005
C16180	CO ISSUED	203,490	09/01/2005
R08310	REPAIR/RRF	1,500	09/01/2005
B16180	NEW CONSTR	203,490	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2144/0250	8/29/2017	WD	Q	I	01	187,500	
GRANTOR: HENRY BRANDON D							
GRANTEE: AH4R PROPERTIES LLC							
1907/0819	3/15/2014	QC	U	I	11	100	
GRANTOR: HENRY TREESA R							
GRANTEE: HENRY BRANDON D							

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

BUILDING DIMENSIONS											
FGR=[YR=2006] N24 BAS=[YR=2006] N36 W30 S30 FOP=[YR=2006] S7 E6 N7 W6\$E6 S10 E14 N4 E10\$W10 S4 W10 S20 E20\$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30\$ S30W15\$.											