

LOT 78
PT OR 2140/1132
HERON ISLES PHASE 1 REPLAT

AMH DEVELOPMENT LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

37-3N-28-0740-0078-0000



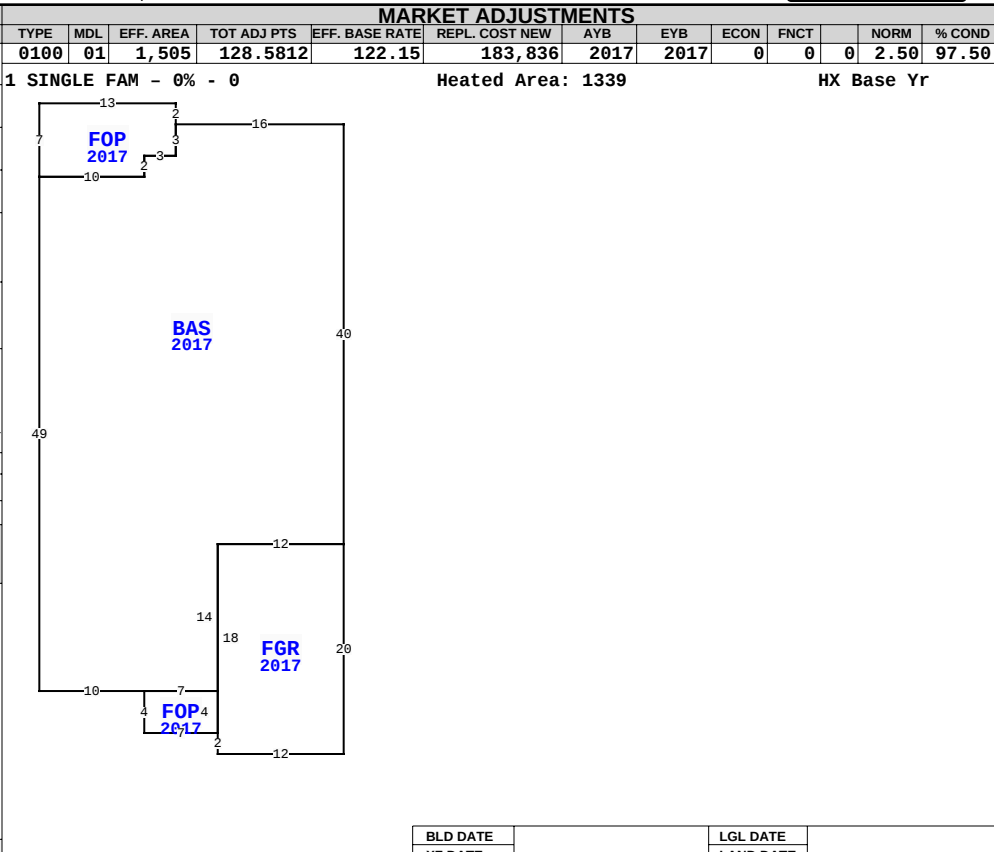
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,339	100	1,339	159,470
FGR	240	55	132	15,721
FOP	28	30	8	953
FOP	85	30	26	3,097
TOTALS	1,692		1,505	179,240

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	9	3	27.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	324.00	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	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	179,240										
TOTAL MARKET OB/XF VALUE	2,213										
TOTAL LAND VALUE - MARKET	55,000										
TOTAL MARKET VALUE	236,453										
SOH/AGL Deduction	28,948										
ASSESSED VALUE	207,505										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	207,505										
TOTAL JUST VALUE	236,453										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	228,360										

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2140/1132	8/11/2017	TD	U	I	19	212,300					

BUILDING DIMENSIONS											
BAS=[YR=2017] W16 FOP=[YR=2017] N2 W13 S7 E10 N2 E3 N3\$ S3											
W3 S2 W10 S49 E10 FOP=[YR=2017] S4 E7 FGR=[YR=2017] S2 E12											
N20 W12 S18\$ N4 W7\$ E7 N14 E12 N40\$.											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W16 FOP=[YR=2017] N2 W13 S7 E10 N2 E3 N3\$ S3 W3 S2 W10 S49 E10 FOP=[YR=2017] S4 E7 FGR=[YR=2017] S2 E12 N20 W12 S18\$ N4 W7\$ E7 N14 E12 N40\$.											