

LOT 132
IN OR 2147/434
MEADOWFIELD #3 PB 6/321-323

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

2024

38-2N-27-1332-0132-0000



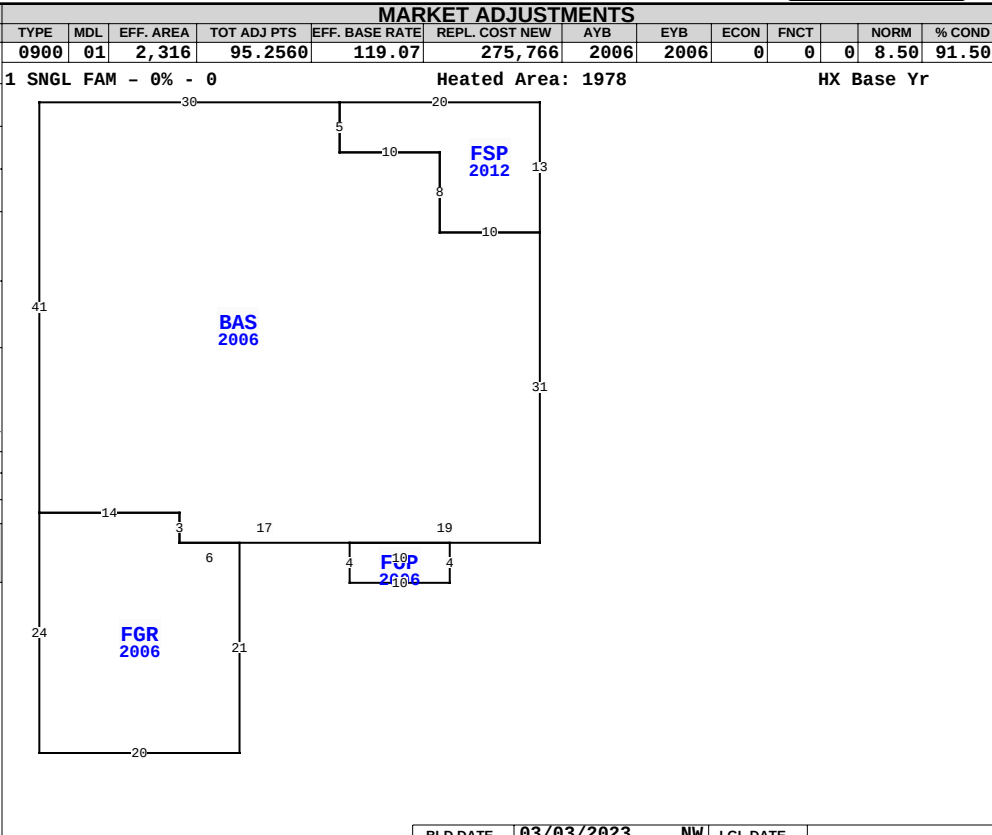
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	1,978	215,501
FGR	462	55	254	27,673
FOP	40	30	12	1,308
FSP	180	40	72	7,844

TOTALS	2,660		2,316	252,326
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	897.00	SF	5.20



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

LAND DESCRIPTION										TOTAL OB/XF								5,858	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000134	C	SFR POND	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00			
REVIEW DATE		05/12/2019		BY	KBA		Total Acres: 0.00		Total Land Value: 65,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										252,326										
TOTAL LAND VALUE - MARKET										65,000										
TOTAL MARKET VALUE										323,184										
SOH/AGL Deduction										42,415										
ASSESSED VALUE										280,769										
TOTAL EXEMPTION VALUE										0										
BASE TAXABLE VALUE										280,769										
TOTAL JUST VALUE										323,184										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										325,333										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16312	NEW CONSTR	204,365	02/24/2006
M10727	MECH OTHER	0	12/01/2005
E16135	ELEC OTHER	2,000	11/01/2005
P10232	OTHER	0	10/01/2005
R08396	REPAIR/RRF	5,070	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2147/0434	9/18/2017	WD	Q	I	01	205,000	
GRANTOR: BURCHILL JOAN A IRREV							
GRANTEE: AH4R PROPERTIES LLC							
1843/1572	2/20/2013	QC	U	I	11	100	
GRANTOR: BURCHILL JOAN A							
GRANTEE: PREUSS WILLIAM J TR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2012] W20 BAS=[YR=2006] W30 S41 FGR=[YR=2006] S24 E20 N21 W6 N3 W14\$ E14 S3 E17 FOP=[YR=2006] S4 E10 N4 W10\$ E19 N31 W10 N8 W10 N5\$ S5 E10 S8 E10 N13\$.									