

LOT 43
IN OR 2214/1553
HICKORY VILLAGE #4 PB 7/122

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

2024

42-2N-27-435H-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4047.00
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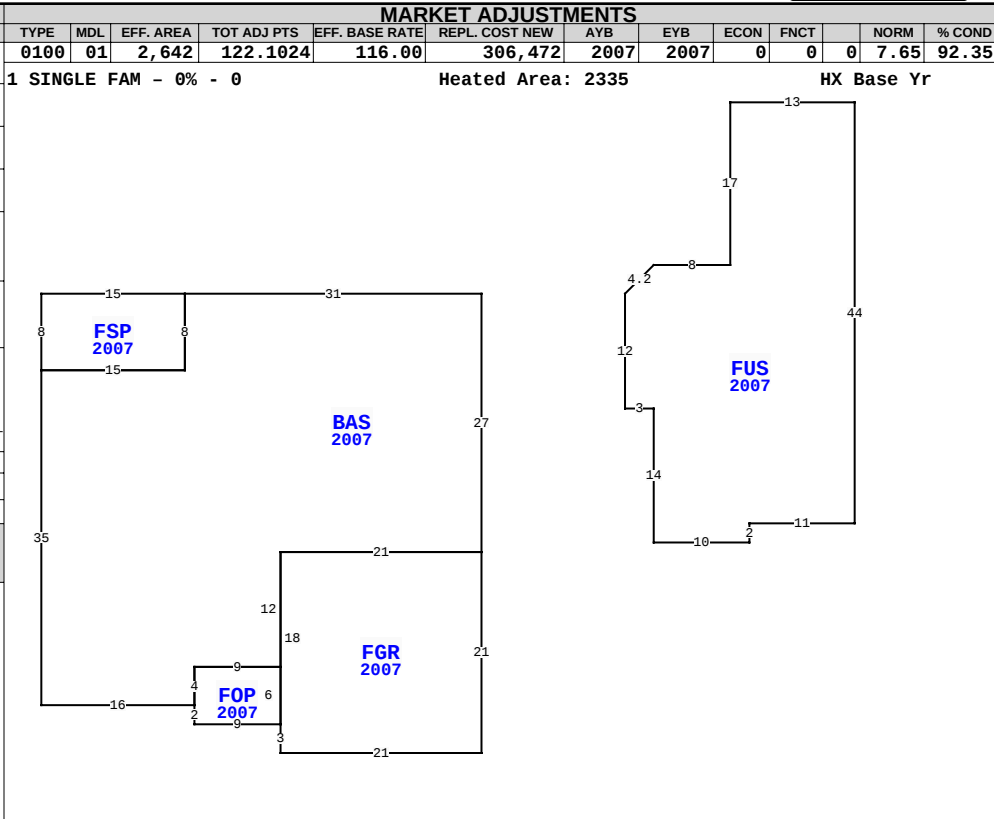
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	1,486	159,189
FGR	441	55	243	26,032
FOP	54	30	16	1,714
FSP	120	40	48	5,142
FUS	849	100	849	90,950

TOTALS	2,950		2,642	283,027
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	0	0	0	36.00	SF	10.00	10.00	
3	0811	CONCRETE B	0	0	0	0	664.00	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	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	09/30/2019	BY	KWX
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BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	07/30/2007	JM	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
5,175											

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5,175											

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	283,027		
TOTAL MARKET OB/XF VALUE	5,175		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	343,202		
SOH/AGL Deduction	33,636		
ASSESSED VALUE	309,566		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	309,566		
TOTAL JUST VALUE	343,202		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	330,564		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18593	ELEC OTHER	2,000	01/01/2007
M12373	MECH OTHER	0	01/01/2007
P11717	OTHER	0	11/01/2006
C18620	CO ISSUED	0	10/01/2006
B18620	NEW CONSTR	196,086	10/01/2006
R09775	REPAIR/RRF	3,900	10/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2214/1553	7/27/2018	WD Q	I	01	
GRANTOR:MARTINO JODIE LYN & A					
GRANTEE: AH4R PROPERTIES LLC					
1574/0999	6/30/2008	WD Q	I		
GRANTOR: STANDARD PACIFIC OF J					
GRANTEE: MARTINO JODIE LYN &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W31 FSP=[YR=2007] W15 S8 E15 N8\$ S8 W15 S35 E16 FOP=[YR=2007] S2 E9 FGR=[YR=2007] S3 E21 N21 W21 S18\$ N6 W9 S4\$ N4 E9 N12 E21 N27\$ PTR=E15 FUS=[YR=2007] U3 R3 E8 N17 E13 S44 W11 S2 W10 N14 W3 N12\$ W15\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	55,000	PRINTED 08/06/2024 BY SYS
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