

LOT 191
PT OR 1918/1555
HICKORY VILLAGE #4 PB 7/122

AMH 2014-1 BORROWER LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

42-2N-27-435H-0191-0000



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	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,214	100	2,214	242,075
FGR	489	55	269	29,412
FOP	66	30	20	2,187
FOP	183	30	55	6,013

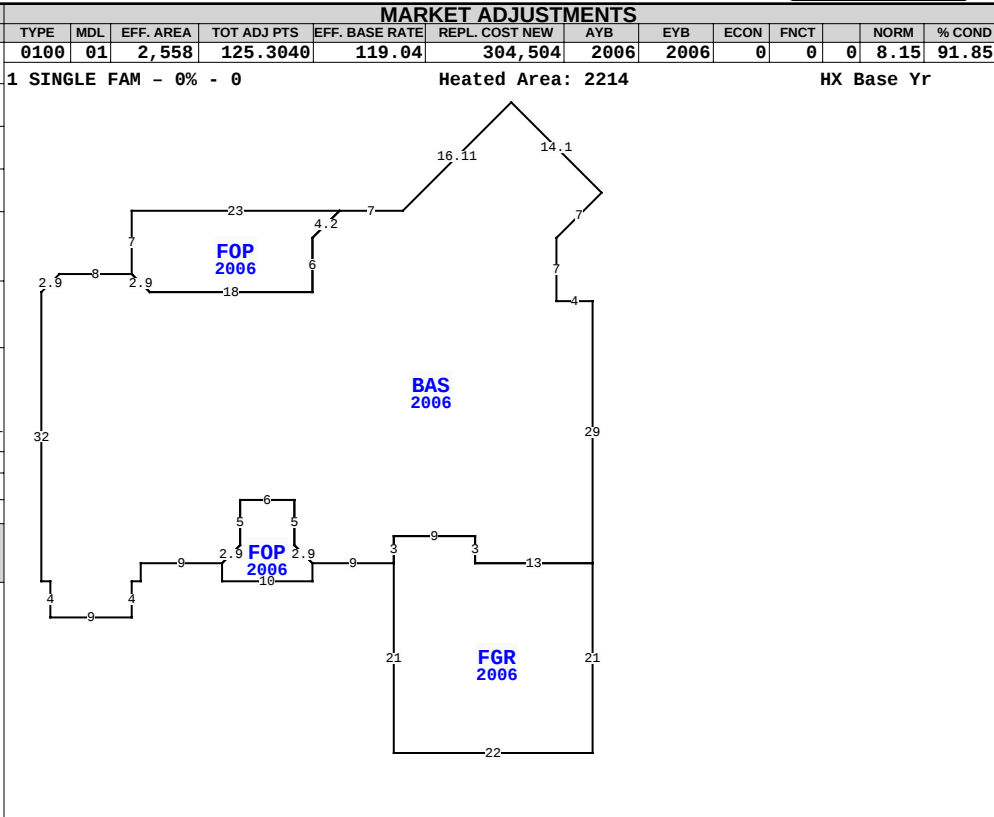
TOTALS	2,952		2,558	279,687
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R

1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	0	0	111.00	SF	10.00
3	0811	CONCRETE B	0	0	0	0	736.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00
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BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	90	3,150	
100	2006	2006	3	87	966	
100	2006	2006	3	87	3,330	

TOTAL OB/XF									
7,446									

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,687
TOTAL MARKET OB/XF VALUE		7,446
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		342,133
SOH/AGL Deduction		44,521
ASSESSED VALUE		297,612
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		297,612
TOTAL JUST VALUE		342,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11138	TANKS/BLRS	0	02/01/2006
B0516637	NEW CONSTR	170,429	11/01/2005
C0516637	C0 ISSUED	170,429	11/01/2005
B0516487	FOUNDATION	3,500	11/01/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1918/1555	5/21/2014	SW U I	11
GRANTOR: AMERICAN HOMES 4 RENT			
GRANTEE: AMH 2014-1 BORROWER			
1850/1351	4/12/2013	CT U I	18
GRANTOR: CLERK OF COURT			
GRANTEE: AMERICAN HOMES 4 RE			

SALE PRICE	100
150,900	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W4 N7 R5 U5 U10 L10 L12 D12 W7									
FOP=[YR=2006] W23 S7 D2 R2 E18 N6 R3 U3 \$ D3 L3 S6 W18									
L2 U2 W8 D2 L2 S32 E1 S4 E9 N4 E1 N2 E9 FOP=[YR=2006] S2									
E10 N2 L2 U2 N5 W6 S5 D2 L2 \$ R2 U2 N5 E6 S5 D2 R2 E9									
FGR=[YR=2006] S21 E22 N21 W13 N3 W9 S3\$ N3 E9 S3 E13 N29\$.									