

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

51-3N-27-1627-0072-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	20 FACE BRICK 30			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 80			
Interior Floo	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	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	4039.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1,376	175,667
FGR	410	55	226	28,852
FOP	12	30	4	510
PTO	160	5	8	1,022
TOTALS	1,958		1,614	206,051

CONSTRUCTION

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,614	124.4298	141.85	228,946	2005	2005		0	0 10.00	90.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 0% - 0
Heated Area: 1376
HX Base Yr

Diagram illustrating the building footprint and area calculations. Key features include:

- PTO 2005 (Top Right)
- FOP 2005 (Middle Left)
- BAS 2005 (Center)
- FGR 2005 (Bottom Right)

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		206,051	
TOTAL MARKET OB/XF VALUE		9,018	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		295,069	
SOH/AGL Deduction		58,466	
ASSESSED VALUE		236,603	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		236,603	
TOTAL JUST VALUE		295,069	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509835	H/AC	0	06/01/2005
E0514891	ELEC OTHER	1,400	05/01/2005
P09329	OTHER	0	04/01/2005
R07498	REPAIR/RRF	1,500	04/01/2005
B15047	NEW CONSTR	146,645	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2060/1717	7/25/2016	CT	U	I	18	112,300

GRANTOR: CLERK OF COURT

GRANTEE: AMERICAN HOMES 4 RE

1349/1280 9/13/2005 WD Q I 146,700

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: ROGERS JESSE M & AS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 PT0=[YR=2005] N10 W16 S10 E16\$ W26 S32 E11 N4 FOP=[YR=2005] E4 N3 W4 S3\$ N3 E4 S3 E11 S6 FGR=[YR=2005] S20 E19 N23 W10 S3 W9\$ E9 N3 E10 N31\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		0		RSF-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	80,000.00	80,000.00	80,000							

TOTAL OB/XF

9,018

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 80,000

Market: 0

Agricultural: 0

Common: 80,000

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