

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

2025

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 7016WD FR STUC 3003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 10041003100Frame Stories UnitsOccupancy00NONE 100Quality04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4038.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,10010020061,100113,638FGR44055200624225,001FOP42302006131,343FUS900100200690092,977TOTALS2,4822,255232,959EXTRA FEATURES96016 SUNFISH LN, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNFNCTNORM% COND0100012,255113.0871113.09255,01820062006008.6591.35

Heated Area: 2000HX Base Yr

FUS2006

FGR2006

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE232,959TOTAL MARKET OB/XF VALUE4,478TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE302,437SOH/AGL Deduction21,892ASSESSED VALUE280,545TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE280,545TOTAL JUST VALUE302,437NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE292,645PERMIT NUMDESCRIPTIONAMTISSUEDE16780NEW CONSTR1,90002/01/2006M11022H/AC002/01/2006P10365NEW CONSTR011/01/2005C16180CO ISSUED203,49009/01/2005R08310REPAIR/RRF1,50009/01/2005B16180NEW CONSTR203,49009/01/2005SALES DATAOFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE2144/02508/29/2017WDQCI01187,500GRANTOR: HENRY BRANDON DGRANTEE: AH4R PROPERTIES LLC1907/08193/15/2014QCUII11100GRANTOR: HENRY TREESA RGRANTEE: HENRY BRANDON DBUILDING NOTESBUILDING DIMENSIONSFGR=[YR=2006] N24 BAS=[YR=2006] N36 W30 S30 FOP=[YR=2006] S7 E6 N7 W6\$E6 S10 E14 N4 E10\$W10 S4 W10 S20 E20\$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30\$ S30W15\$.LAND DESCRIPTIONTOTAL OB/XF4,478LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRESPUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000REVIEW DATE05/12/2019BYKBA Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS