

LOT 387  
IN OR 1775/713  
ESMT PT OR 1752/857

AH4R PROPERTIES TWO LLC  
30601 AGOURA ROAD STE #200  
AGOURA HILLS, CA 91301

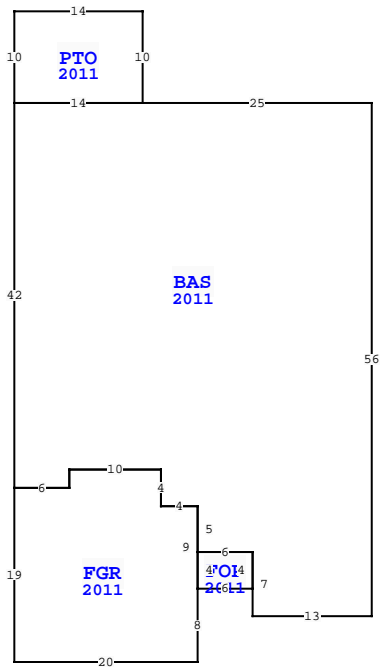
2025

37-3N-28-0740-0387-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,850	100	2011
FGR	392	55	2011
FOP	24	30	2011
PTO	140	5	2011
TOTALS	2,406		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0		239,512	2011	2011	0	0	6.10	93.90
				Heated Area:	1850			HX Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			224,902
TOTAL MARKET OB/XF VALUE			3,033
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			292,935
SOH/AGL Deduction			20,769
ASSESSED VALUE			272,166
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			272,166
TOTAL JUST VALUE			292,935
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24845	CO ISSUED	0	10/19/2011
M16409	H/AC	0	08/01/2011
E23641	NEW CONSTR	0	07/01/2011
P14857	NEW CONSTR	0	06/01/2011
B24845	NEW CONSTR	201,574	06/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1551	11/10/2020	WD Q	Q	I	01	235,000
GRANTOR: SAFFORD SHAUN & TONYA						
GRANTEE: AH4R PROPERTIES TWO						
1775/0713	1/20/2012	WD Q	Q	I	01	150,000
GRANTOR: D R HORTON INC						
GRANTEE: SAFFORD SHAUN						

EXTRA FEATURES		96020 BASS LN, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2011	2011	3	91	3,033	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2011] W25 PTO=[YR=2011] N10 W14 S10 E14 \$ W14 S42 FGR=[YR=2011] S19 E20 N8 FOP=[YR=2011] E6 N4 W6 S4 \$ N9 W4 N4 W10 S2 W6\$ E6 N2 E10 S4 E4 S5 E6 S7 E13 N56 \$ .	

LAND DESCRIPTION		TOTAL OB/XF															3,033							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							