

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

37-3N-28-0740-0398-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 60
11CLAY TILE 40
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100
02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

04Quality Level 04
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,43710020141,437164,148
FGR39455201421724,788
FOP42302014131,485
PTO80520144457
TOTALS1,9531,671190,877

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100011,671119.8050119.80200,18620142014004.6595.35

1 SINGLE FAM - 0% - 2025Heated Area: 1437HX Base Yr

BLD DATE10/03/2016KW
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/13/2025MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000644.00SF5.205.20100201420143943,148

TOTAL OB/XF3,148

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE190,877
TOTAL MARKET OB/XF VALUE3,148
TOTAL LAND VALUE - MARKET65,000
TOTAL MARKET VALUE259,025
SOH/AGL Deduction0
ASSESSED VALUE259,025
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE259,025
TOTAL JUST VALUE259,025
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE249,146

PERMIT NUMDESCRIPTIONAMTISSUED
B1428229CO ISSUED006/23/2014
B1428229NEW CONSTR177,43501/01/2014

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
2742/185010/10/2024SWQI05820,200

GRANTOR: WGH FLORIDA LLC
GRANTEE: AMERICAN HOMES 4 RE
1892/008311/20/2013WDQV0120,000
GRANTOR: HERON ISLES JOINT VEN
GRANTEE: WGH FLORIDA LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PTO=[YR=2014] N8 W10 S8 E10 \$ W22 S27
FGR=[YR=2014] S20 E19 N7 FOP=[YR=2014] E7 N1 W2 N7 W5 S8 \$
N9 W3 N3 W1 N4 W9 S3 W6 \$ E6 N3 E9 S4 E1 S3 E3 S1 E5 S7 E2
S11 E14 N50 \$.