

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

37-3N-28-0740-0447-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall

05

AVERAGE 70

Exterior Wall

16

WD FR STUC 30

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,447

100

2014

1,447

166,752

FGR

409

55

2014

225

25,929

FOP

42

30

2014

13

1,498

PTO

80

5

2014

4

461

TOTALS

1,978

1,689

194,641

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0811

CONCRETE B

0

0

0

0

636.00

SF

5.20

5.20

100

2014

2014

3

94

3,109

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

RES

0

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

65,000.00

65,000.00

65,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,689

120.8550

120.86

204,133

2014

2014

0

0

4.65

95.35

1 SINGLE FAM - 0% - 2025

Heated Area: 1447

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025

MLU

TOTAL OB/XF

3,109

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

194,641

TOTAL MARKET OB/XF VALUE

3,109

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

262,750

SOH/AGL Deduction

0

ASSESSED VALUE

262,750

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

262,750

TOTAL JUST VALUE

262,750

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

252,864

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2742/1847

10/10/2024

SW

Q

I

05

544,100

GRANTOR: ROMEO HOMES FLORIDA L

GRANTEE: AMERICAN HOMES 4 RE

1892/0069

11/20/2013

WD

Q

V

01

20,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: ROMEO HOMES FLORIDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 PTO=[YR=2014] N2 W10 S8 E10 N6 \$ S6 W27
S28 FGR=[YR=2014] S22 E20 N9 FOP=[YR=2014] E7 N6 W7 S6 \$ N6
W1 N4 W8 N3 W11 \$ E11 S3 E8 S4 E8 S6 E13 N47 \$.