

LOT 222  
IN OR 2165/200  
HICKORY VILLAGE #4 PB 7/122

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

2025

42-2N-27-435H-0222-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| 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. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4047.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,003            | 100         | 2006 | 2,003        | 219,803              |
| FGR       | 495              | 55          | 2006 | 272          | 29,848               |
| FOP       | 30               | 30          | 2006 | 9            | 987                  |
| FOP       | 154              | 30          | 2006 | 46           | 5,048                |

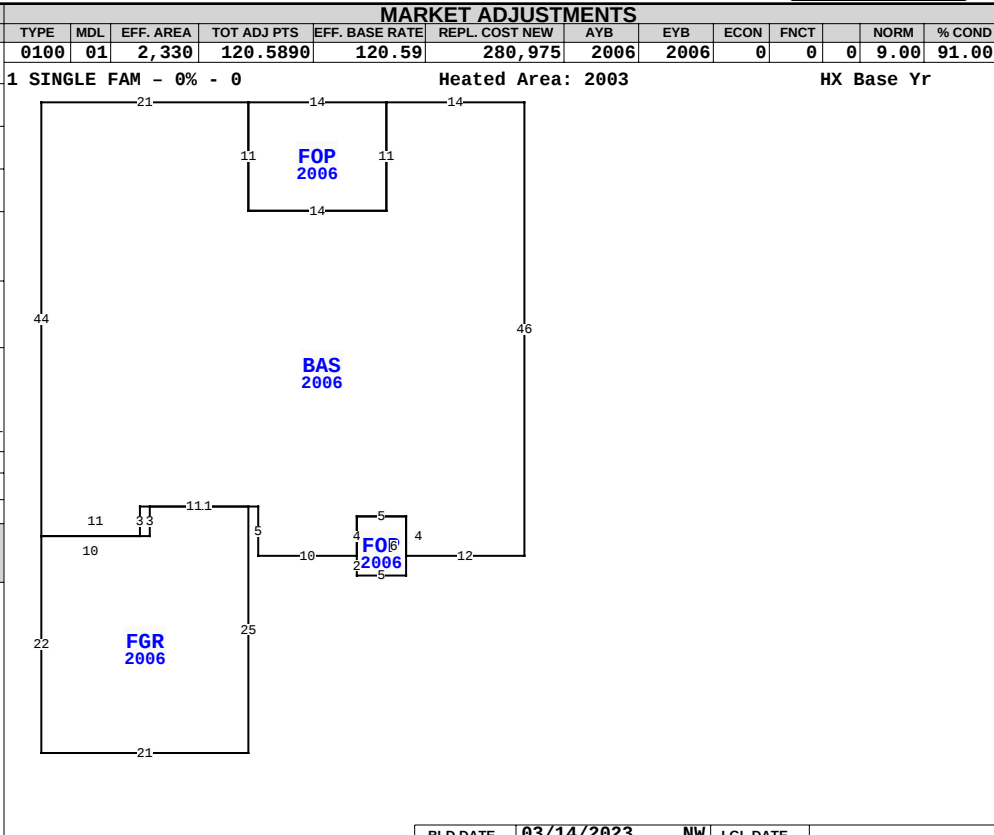
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,682 |  |  | 2,330 | 255,687 |
|--------|-------|--|--|-------|---------|

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 | 556.00 | SF | 5.20  | 5.20           | 100       | 2006    | 2006        | 3 | 86     | 2,486           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 36 | 3 | 108.00 | SF | 6.50  | 6.50           | 100       | 2006    | 2006        | 3 | 86     | 604             |       |
| 3   | 0476       | VF 6 SBPL   | 0   | 0   | 0  | 0 | 157.00 | LF | 32.00 | 32.00          | 100       | 2017    | 2017        | 3 | 90     | 4,522           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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   | 0003     | RSF-2 | 0.00  | 0.00        | 1.00      | LT  | 1.00      | 1.00   | 1.00    | 55,000.00  | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 03/14/2023 | NW | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

|                               |
|-------------------------------|
| 86339 SAND HICKORY TRL, YULEE |
|-------------------------------|

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           | STANDARD    |   |
| VALUATION BY              |           |             |   |
| Tax Group: 4              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 255,687     |   |
| TOTAL MARKET OB/XF VALUE  |           | 7,612       |   |
| TOTAL LAND VALUE - MARKET |           | 55,000      |   |
| TOTAL MARKET VALUE        |           | 318,299     |   |
| SOH/AGL Deduction         |           | 11,409      |   |
| ASSESSED VALUE            |           | 306,890     |   |
| TOTAL EXEMPTION VALUE     |           | 0           |   |
| BASE TAXABLE VALUE        |           | 306,890     |   |
| TOTAL JUST VALUE          |           | 318,299     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 306,984     |   |

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| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M11506     | MECH OTHER  | 0       | 05/01/2006 |
| C17492     | CO ISSUED   | 150,447 | 04/01/2006 |
| B17492     | NEW CONSTR  | 150,447 | 04/01/2006 |
| E17131     | ELEC OTHER  | 2,000   | 04/01/2006 |
| P10984     | OTHER       | 0       | 04/01/2006 |
| R09124     | REPAIR/RRF  | 3,500   | 04/01/2006 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2165/0200                      | 12/18/2017 | WD        | Q   | I   | 01     | 206,100    |
| GRANTOR: SHAW PHILLIP A & BRIT |            |           |     |     |        |            |
| GRANTEE: AH4R PROPERTIES LLC   |            |           |     |     |        |            |
| 1829/0684                      | 12/06/2012 | WD        | Q   | I   | 02     | 153,000    |
| GRANTOR: FEDERAL NATIONAL MORT |            |           |     |     |        |            |
| GRANTEE: SHAW PHILIP A         |            |           |     |     |        |            |

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] W14 S11 E14 N11\$ S11 W14 N11 W21 S44 FGR=[YR=2006] S22 E21 N25 W11 S3 W10 \$ E11 N3 E11 S5 E10 FOP=[YR=2006] S2 E5 N6 W5 S4\$ N4 E5 S4 E12 N46\$ .