

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

11-2N-26-1830-0219-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		17	CB STUCCO 100		0100	01	2,304	103.8800		109.07	251,297	2008	2008		0		0	8.50	91.50	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 0															Heated Area: 2015					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE					229,937									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					0									
Interior Floo		14	CARPET 70																						TOTAL LAND VALUE - MARKET					54,000									
Interior Floo		08	SHT VINYL 30																						TOTAL MARKET VALUE					283,937									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					0									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					283,937									
Bedrooms			4 100																						TOTAL EXEMPTION VALUE					0									
Bathrooms			2 100																						BASE TAXABLE VALUE					283,937									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					283,937									
Stories		1.	1. 100																						NCON VALUE					0									
Units		00	0 100																						INCOME VALUE														
Occupancy		00	NONE 100																						PREVIOUS YEAR MKT VALUE					279,569									
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																											05									
NEIGHBORHOOD/LOC		5009.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,015	100	2008	2,015	201,095																																		
FGR	396	55	2008	218	21,756																																		
FOP	65	30	2008	20	1,996																																		
USP	170	30	2009	51	5,090																																		
TOTALS		2,646			2,304	229,937																																	
EXTRA FEATURES							65074 LAGOON FOREST DR, YULEE													BLD DATE		08/28/2009		KK		LGL DATE				04/09/2026		MLU							
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															