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

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

2026

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

BUILDING CHARACTERISTICS

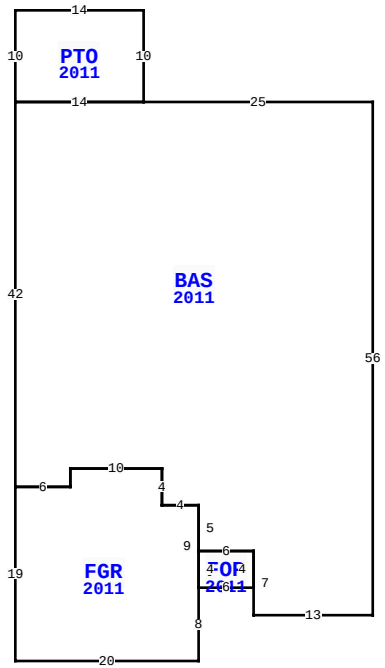
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,850	100	2011	1,850	198,968
FGR	392	55	2011	216	23,230
FOP	24	30	2011	7	753
PTO	140	5	2011	7	753
TOTALS	2,406			2,080	223,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,080	109.6620	115.15	239,512	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 0% - 0 Heated Area: 1850 HX Base Yr



96020 BASS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,704
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	288,704
SOH/AGL Deduction	0
ASSESSED VALUE	288,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,704
TOTAL JUST VALUE	288,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,305

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	I	01	235,000
GRANTOR: SAFFORD SHAUN & TONYA						
GRANTEE: AH4R PROPERTIES TWO						
1775/0713	1/20/2012	WD	Q	I	01	150,000
GRANTOR: D R HORTON INC						
GRANTEE: SAFFORD SHAUN						

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 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS