

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
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floo11CLAY TILE 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame02WOOD FRAME 100
Stories1. 1. 100
Units0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	2014	1,437	163,287
FGR	394	55	2014	217	24,658
FOP	42	30	2014	13	1,477
PTO	80	5	2014	4	454

TOTALS1,9531,671189,876

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,671114.1000119.80200,18620142014005.1594.85

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE	189,876
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	254,876
SOH/AGL Deduction	0
ASSESSED VALUE	254,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,876
TOTAL JUST VALUE	254,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,025

SALES DATA

OFF RECORD NumberDATEINSTQ U I V I RSN CD SALE PRICE2742/185010/10/2024SW Q I 05820,200GRANTOR: WGH FLORIDA LLCGRANTEE: AMERICAN HOMES 4 RE1892/008311/20/2013WD Q V 0120,000GRANTOR: HERON ISLES JOINT VENGRANTEE: 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 \$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEDOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES0PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/01/2023BY CDDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS