

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

42-2N-27-435H-0083-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4047.00

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEAREAMARKET
VALUETYPEGROSSOFBASEAREAMARKET
VALUETYPEGROSSOFBASEAREAMARKET
VALUE

TOTALS3,0062,678283,246

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100012,678110.8800116.42311,77320062006009.1590.85

1 SINGLE FAM 0% - 0Heated Area: 2387HX Base Yr

BLD DATE03/14/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/27/2026MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200620063883,080

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00003RSF-20.000.001.00LT1.001.001.0060,000.0060,000.0060,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE283,246

TOTAL MARKET OB/XF VALUE3,080

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE346,326

SOH/AGL Deduction0

ASSESSED VALUE346,326

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE346,326

TOTAL JUST VALUE346,326

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE358,855

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CDPRICE

2171/13221/18/2018WDQI01230,000

GRANTOR:MURDOCK CHRISTOPHER

GRANTEE:AH4R PROPERTIES LLC

2063/14308/02/2016SWUI12167,600

GRANTOR:US BANK N A TRUSTEE

GRANTEE:MURDOCK CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FOP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N9 W18 S49 FGR=[YR=2006] S21 E20 N12 W1 N8 W7 N5 W4 S4 W8\$ E8 N4 E4 S5 E7 S8 E12 FOP=[YR=2006] S5 E8 N3 W1 N4 W6 S2 W1\$ E1 N2 E6 S4 E12 N46\$.

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 07/09/2026 BY SYS