

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

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																									
ELEMENT	CD	10	03	03	05	14	11	03	04	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																					
Exterior Wall	10	ABOVE AVG 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	Tax Group: 4	Tax Dist:						
Roof Structur	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	Heated Area: 1987									
Roof Cover	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	HX Base Yr									
Interior Wall	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	1 SINGLE FAM 0% - 0									
Interior Floo	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	FOP 2014									
Interior Floo	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	BAS 2014									
Air Condition	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	FGR 2014									
Heating Type	04	AIR DUCTED 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	FOP 2014									
Bedrooms	04	AIR DUCTED 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	BAS 2014									
Bathrooms	04	AIR DUCTED 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	FGR 2014									
Frame	02	WOOD FRAME 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	3 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	FOP 2014									
Stories	1.	1. 100	0 100	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	1 SINGLE FAM 0% - 0			HX Base Yr			FOP 2014			BAS 2014			FGR 2014			FOP 2014												
Units	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	1 SINGLE FAM 0% - 0			HX Base Yr			FOP 2014			BAS 2014			FGR 2014			FOP 2014															
Occupancy	00	NONE 100	0100	01	2,273	115.1451	120.90	274,806	2014	2014	0	0	5.00	95.00	1 SINGLE FAM 0% - 0			HX Base Yr			FOP 2014			BAS 2014			FGR 2014			FOP 2014															
Quality										04	Quality Level 04										FOP 2014																								
DOR CODE										0100	SINGLE FAMILY										BAS 2014																								
MAP NUM										MKT AREA										04																									
NEIGHBORHOOD/LOC										4071.00										FOP 2014																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	FOP 2014										BAS 2014										FGR 2014										FOP 2014									
BAS	1,987	100	2014	1,987	228,217	FOP 2014										BAS 2014										FGR 2014										FOP 2014									
FGR	399	55	2014	219	25,153	FOP 2014										BAS 2014										FGR 2014										FOP 2014									
FOP	98	30	2014	29	3,331	FOP 2014										BAS 2014										FGR 2014										FOP 2014									
FOP	128	30	2014	38	4,364	FOP 2014										BAS 2014										FGR 2014										FOP 2014									
TOTALS	2,612			2,273	261,066	FOP 2014										BAS 2014										FGR 2014										FOP 2014									
EXTRA FEATURES										86227 VEGAS BLVD, YULEE										FOP 2014																									
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	FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													
																FOP 2014																													