

AMH DEVELOPMENT LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

45-3N-28-0500-0146-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

D

0

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		287,370	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		352,370	
SOH/AGL Deduction		0	
ASSESSED VALUE		352,370	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		352,370	
TOTAL JUST VALUE		352,370	
NCON VALUE		287,370	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,827	

PERMIT NUM				DESCRIPTION				AMT				ISSUED			
250012276												11/05/2025			
B250006973				H-2217 G-424 P-15				408,103				06/26/2025			

SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2733/1040		8/22/2024		SW	Q	V	05	2,677,700			

GRANTOR: VPAMH BLACKROCK COVE

GRANTEE: AMH DEVELOPMENT LLC

U

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=88,10] W28 S16 S19 E20 S16 E8 S8 S2 E12 N47
W12 N8 N6 \$
FUS=[YR=2026;ORIG=50,10] W40 S14 E40 N14 \$
FGR=[YR=2026;ORIG=80,45] W20 S22 E20 N6 N16 \$
FOP=[YR=2026;ORIG=88,16] E12 S8 W12 N8 \$
FOP=[YR=2026;ORIG=88,69] W9 N2 E1 N6 E8 S8 \$
.

LAND ALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000							

Common: 65,000

PRINTED 07/09/2026 BY SYS