

LOT 9
IN OR 2124/1191
CARTESIAN POINTE #1 PB 6/345

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

2023

09-2N-27-0230-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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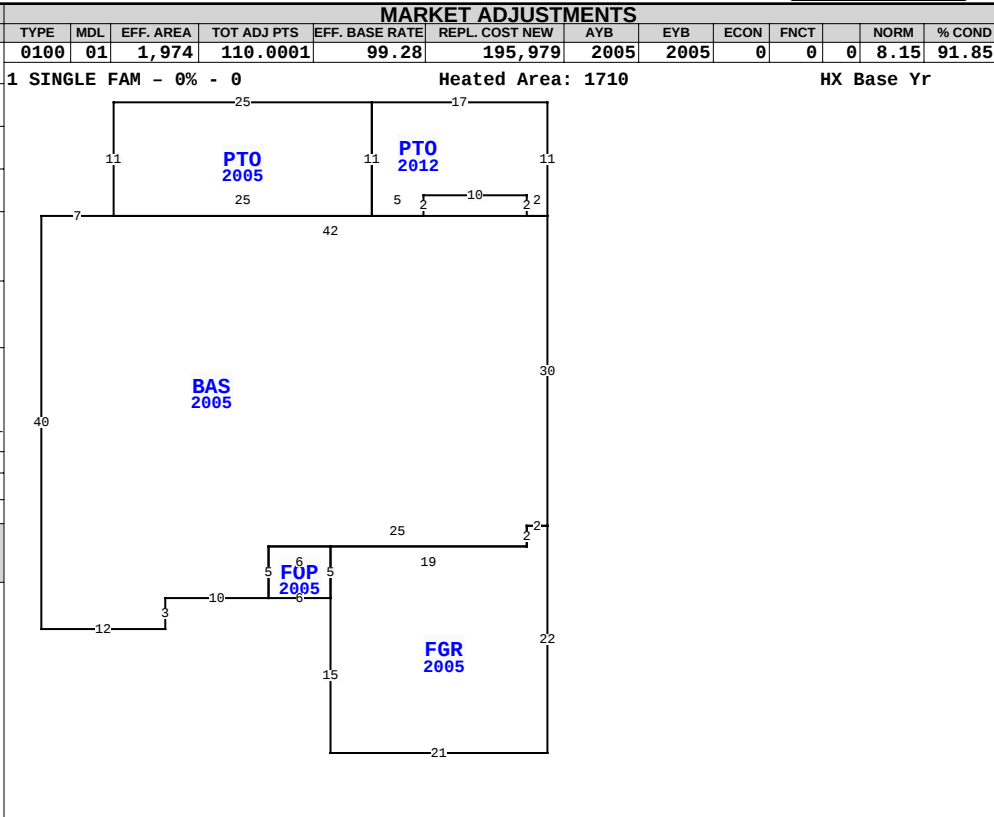
NEIGHBORHOOD/LOC	4050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	155,933
FGR	424	55	233	21,247
FOP	30	30	9	821
PTO	275	5	14	1,277
PTO	167	5	8	729

TOTALS	2,606	1,974	180,007
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	838.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	472.00	SF	6.50	6.50	
3	1242	WD DECK A	0	0	0	0	100.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	



BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86268 AUGUSTUS AVE, YULEE											
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TOTAL OB/XF											
6,872											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		180,007	
TOTAL MARKET OB/XF VALUE		6,872	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		236,879	
SOH/AGL Deduction		22,172	
ASSESSED VALUE		214,707	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		214,707	
TOTAL JUST VALUE		236,879	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409017	H/AC	0	12/01/2004
E0413924	NEW CONSTR	2,000	11/01/2004
B0413163	NEW CONSTR	126,010	07/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2124/1191	6/05/2017	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: AH4R PROPERTIES LLC					
1396/0127	3/14/2006	WD	U	I	01
GRANTOR: BARRY BRADLEY M & PAM					
GRANTEE: BARRY SHANNON M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2012] W17 PTO=[YR=2005] W25 S11 BAS=[YR=2005] W7 S40 E12 N3 E10 FOP=[YR=2005] E6 FGR=[YR=2005] S15 E21 N22 W2 S2 W19 S5\$ N5 W6 S5\$ N5 E25 N2 E2 N30 W42\$ E25 N11\$ S11 E5 N2 E10 S2 E2 N11\$. .											