LOT 65
IN OR 1880/1243
CARTESIAN POINTE #1 PB 6/345

AMERICAN HOMES 4 RENT PROPERTIES SIX LLC/
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

09-2N-27-0230-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

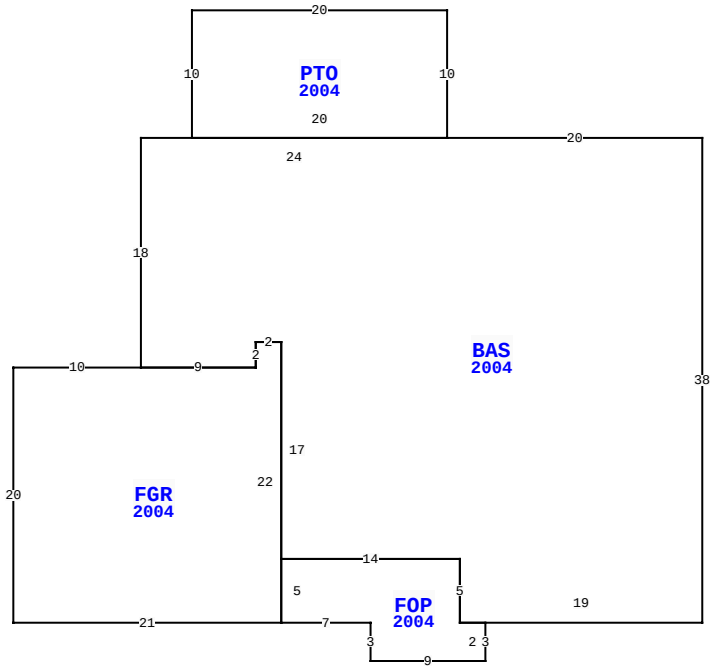
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1,378	133,723
FGR	424	55	233	22,611
FOP	97	30	29	2,814
PTO	200	5	10	970
TOTALS	2,099		1,650	160,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,650	117.7029	106.23	175,280	2004	2004	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1378 HX Base Yr



86132 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	160,118
TOTAL MARKET OB/XF VALUE	6,943
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	217,061
SOH/AGL Deduction	21,837
ASSESSED VALUE	195,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,224
TOTAL JUST VALUE	217,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412341	NEW CONSTR	107,484	02/01/2004
R045859	REPAIR/RRF	2,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1880/1243	9/23/2013	CT	U	I	18	91,300
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1235/0660	6/03/2004	WD	Q	I		139,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: TULLIS RICHARD M SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 PTO=[YR=2004] N10 W20 S10 E20$ W24 S18
FGR=[YR=2004] W10 S20 E21 FOP=[YR=2004] E7 S3 E9 N3 W2 N5 W14
S5$ N22 W2 S2 W9$ E9 N2 E2 S17 E14 S5 E19 N38$.

EXTRA FEATURES

LN	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
1	0811	CONCRETE B	0	0	3	18	856.00	SF	5.20	5.20	100	2004	2004	3	86	3,828	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 6,943

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/15/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS