LOT 27
IN OR 1808/591
CARTESIAN POINTE #2 PB 7/35

AH4R-FL 11 LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

09-2N-27-0231-0027-0000

BUILDING CHARACTERISTICS

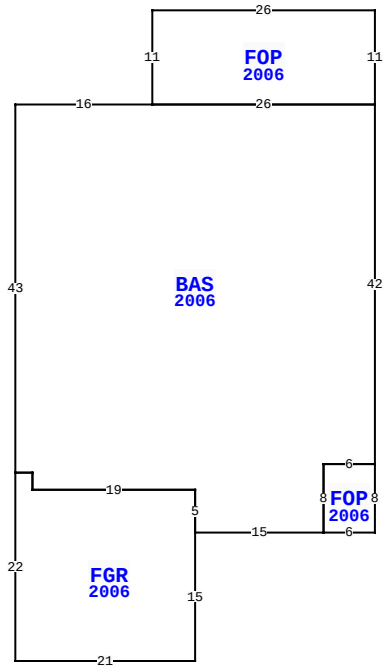
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,943	100	1,943	176,475
FGR	424	55	233	21,163
FOP	48	30	14	1,272
FOP	286	30	86	7,811
TOTALS	2,701		2,276	206,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	108.9711	98.35	223,845	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1943 HX Base Yr



76251 LONG POND LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,721
TOTAL MARKET OB/XF VALUE	4,715
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	261,436
SOH/AGL Deduction	23,185
ASSESSED VALUE	238,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,251
TOTAL JUST VALUE	261,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15906	NEW CONSTR	140,086	02/17/2006
M10636	MECH OTHER	0	11/01/2005
E15669	ELEC OTHER	2,000	09/01/2005
E15699	ELEC OTHER	1,500	09/01/2005
P10056	OTHER	0	09/01/2005
R08129	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1808/0591	8/17/2012	WD	Q	I	02	126,000
GRANTOR: FANNIE MAE						
GRANTEE: AH4R-FL 11 LLC						
1788/1585	3/12/2012	WD	U	I	12	179,142
GRANTOR: BURT CHRISTOPHER P &						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E16 FOP=[YR=2006] N11 E26 S11 W26$ E26 S42 FOP=[YR=2006] S8 W6 N8 E6$ W6 S8 W15 FGR=[YR=2006] S15 W21 N22 E2 S2 E19 S5$ N5 W19 N2 W2 N43 $.

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	0	0	948.00	SF	5.20	5.20	100	2006	2006	3	88	4,338	
2	1271	H-SHUTR LC	0	0	0	0	27.00	UT	45.00	45.00	100	2006	2006	3	31	377	

LAND DESCRIPTION

TOTAL OB/XF 4,715

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		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