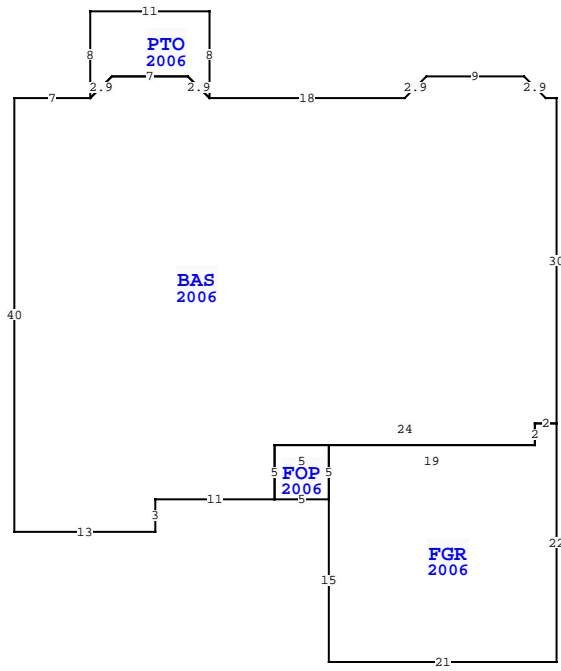




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	16 WD FR STUC 70			
Exterior Wall	20 FACE BRICK 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMNT 100			
Air Condition	03 CENTRAL 100			
Heating Type	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	1,795	100	1,795	168,006
FGR	424	55	233	21,808
FOP	25	30	8	749
PTO	70	5	4	374
TOTALS	2,314		2,040	190,937

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2023		Heated Area: 1795		HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			190,937
TOTAL MARKET OB/XF VALUE			3,771
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			244,708
SOH/AGL Deduction			0
ASSESSED VALUE			244,708
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			244,708
TOTAL JUST VALUE			244,708
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			203,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16395	ELEC OTHER	1,500	12/01/2005
M10843	OTHER	0	12/01/2005
P10284	OTHER	0	11/01/2005
C16082	CO ISSUED	126,080	09/01/2005
R08236	REPAIR/RRF	2,000	09/01/2005
B16082	NEW CONSTR	126,080	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1502	7/07/2022	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-2 BOR						
2527/1356	1/06/2022	WD	Q	I	01	322,100
GRANTOR: KHALUS S I						
GRANTEE: SFR JV-2 PROPERTY L						

EXTRA FEATURES															
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
1	0811	CONCRETE B	0	0	0	0		824.00	SF	5.20				5.20	3,771

86888 CARTESIAN POINTE DR, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W1 U2 L2 W9 D2 L2 W18 PTO=[YR=2006] N8 W11 S8 U2 R2 E7 D2 R2 \$ U2 L2 W7 D2 L2 W7 S40 E13 N3 E11 FOP=[YR=2006] E5 FGR=[YR=2006] S15 E21 N22 W2 S2 W19 S5\$ N5 W5 S5\$ N5 E24 N2 E2 N30 \$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							