LOT 49
CARTESIAN POINTE #2 PB 7/35

CPI/AMHERST SFR PROGRAM II OWNER LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

**2023**

**09-2N-27-0231-0049-0000**

## BUILDING CHARACTERISTICS

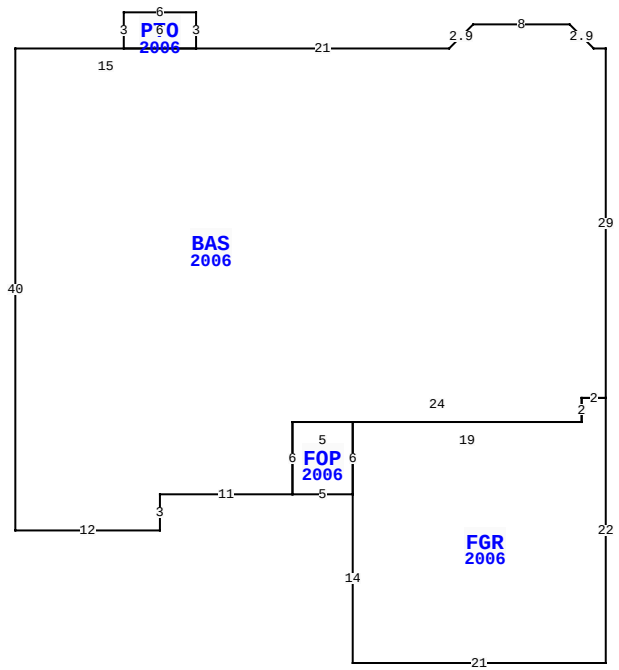
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 1,709 | 100 | 1,709 | 158,142 |
| FGR | 424 | 55 | 233 | 21,561 |
| FOP | 30 | 30 | 9 | 833 |
| PTO | 18 | 5 | 1 | 92 |
| TOTALS | 2,181 | | 1,952 | 180,627 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,952 | 111.0291 | 100.20 | 195,590 | 2006 | 2006 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 0% - 0 Heated Area: 1709 HX Base Yr




86730 CARTESIAN POINTE DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 180,627 |
| TOTAL MARKET OB/XF VALUE | 3,647 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 234,274 |
| SOH/AGL Deduction | 19,211 |
| ASSESSED VALUE | 215,063 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 215,063 |
| TOTAL JUST VALUE | 234,274 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 195,512 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B15957 | NEW CONSTR | 126,080 | 02/28/2006 |
| E16488 | ELEC OTHER | 1,500 | 01/01/2006 |
| M10847 | OTHER | 0 | 12/01/2005 |
| P10177 | OTHER | 0 | 10/01/2005 |
| R08171 | REPAIR/RRF | 2,000 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2442/0180 | 3/11/2021 | SW | U | I | 30 | 578,100 |
| GRANTOR: ARVM 5 LLC | | | | | | |
| GRANTEE: CPI/AMHERST SFR PRO | | | | | | |
| 2397/0427 | 9/23/2020 | WD | Q | I | 01 | 212,500 |
| GRANTOR: FIN HOMES LLC | | | | | | |
| GRANTEE: ARVM 5 LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W1 U2 L2 W8 D2 L2 W21 PTO=[YR=2006] N3 W6 S3 E6$ W15 S40 E12 N3 E11 FOP=[YR=2006] E5 FGR=[YR=2006] S14 E21 N22 W2 S2 W19 S6$ N6 W5 S6$ N6 E24 N2 E2 N29 $.

## 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 | 797.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 3,647 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,647

| 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 03/26/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS