LOT 70
CARTESIAN POINTE #2 PB 7/35

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

2023

09-2N-27-0231-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

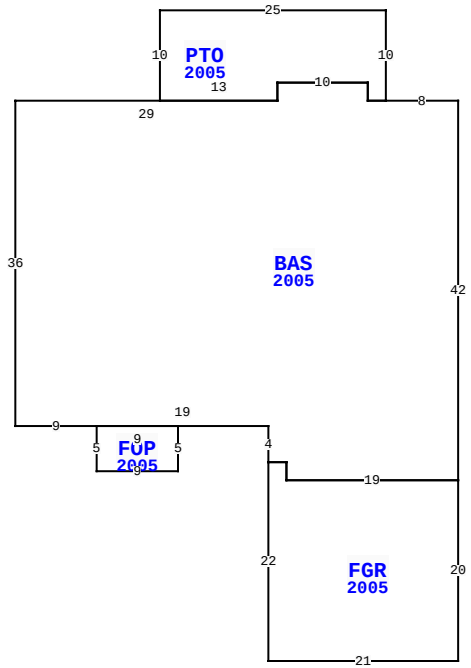
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,906	100	1,906	172,177
FGR	424	55	233	21,048
FOP	45	30	14	1,265
PTO	230	5	12	1,084
TOTALS	2,605		2,165	195,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	108.9711	98.35	212,928	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1906 HX Base Yr



76280 LONG POND LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	195,574
TOTAL MARKET OB/XF VALUE	4,067
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	249,641
SOH/AGL Deduction	22,636
ASSESSED VALUE	227,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,005
TOTAL JUST VALUE	249,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15421	ELEC OTHER	1,500	08/01/2005
M09977	MECH OTHER	0	07/01/2005
P0509416	OTHER	0	05/01/2005
R07559	REPAIR/RRF	2,000	04/01/2005
B15117	NEW CONSTR	138,258	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1755	3/10/2020	WD	Q	I	01	215,000
GRANTOR: LINGER MATTHEW D & VI						
GRANTEE: AH4R PROPERTIES TWO						
2071/0340	9/09/2016	WD	Q	I	01	159,900
GRANTOR: BCM PROPERTY HOLDINGS						
GRANTEE: LINGER MATTHEW D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2005] N10 W25 S10 E13 N2 E10 S2 E2$ W2 N2 W10 S2 W29 S36 E9 FOP=[YR=2005] S5 E9 N5 W9 $ E19 S4 FGR=[YR=2005] S22 E21 N20 W19 N2 W2$ E2 S2 E19 N42$.

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	899.00	SF	5.20	5.20	100	2005	2005	3	87	4,067	

LAND DESCRIPTION

TOTAL OB/XF 4,067

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	000134	C	SFR POND	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 03/27/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS