LOT 9
IN OR 2124/1191
CARTESIAN POINTE #1 PB 6/345

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

2024

09-2N-27-0230-0009-0000

BUILDING CHARACTERISTICS

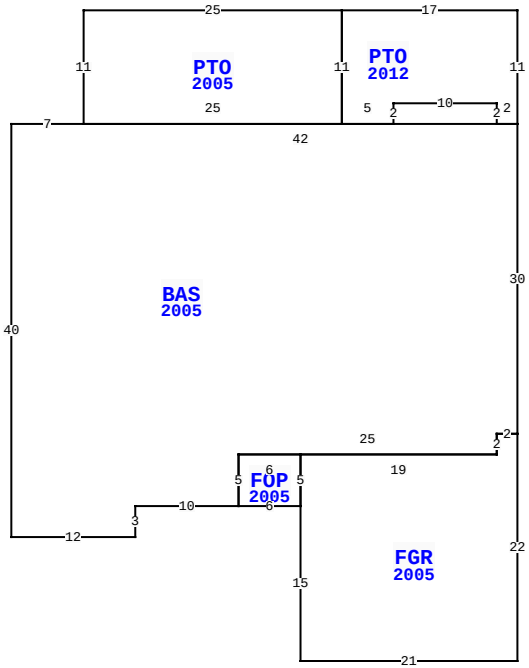
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	1,710	163,238
FGR	424	55	233	22,243
FOP	30	30	9	860
PTO	275	5	14	1,336
PTO	167	5	8	764
TOTALS	2,606		1,974	188,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,974	110.0001	104.50	206,283	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1710 HX Base Yr



86268 AUGUSTUS AVE, 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	188,440
TOTAL MARKET OB/XF VALUE	6,758
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	245,198
SOH/AGL Deduction	9,020
ASSESSED VALUE	236,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,178
TOTAL JUST VALUE	245,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409017	H/AC	0	12/01/2004
E0413924	NEW CONSTR	2,000	11/01/2004
B0413163	NEW CONSTR	126,010	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/1191	6/05/2017	CT	U	I	18	130,300
GRANTOR: CLERK OF COURT						
GRANTEE: AH4R PROPERTIES LLC						
1396/0127	3/14/2006	WD	U	I	01	140,000
GRANTOR: BARRY BRADLEY M & PAM						
GRANTEE: BARRY SHANNON M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W17 PTO=[YR=2005] W25 S11 BAS=[YR=2005] W7 S40 E12 N3 E10 FOP=[YR=2005] E6 FGR=[YR=2005] S15 E21 N22 W2 S2 W19 S5$ N5 W6 S5$ N5 E25 N2 E2 N30 W42$ E25 N11$ S11 E5 N2 E10 S2 E2 N11$. .

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	838.00	SF	5.20	5.20	100	2005	2005	3	86	3,748	
2	0810	CONCRETE A	0	0	0	0	472.00	SF	6.50	6.50	100	2007	2007	3	88	2,700	
3	1242	WD DECK A	0	0	0	0	100.00	SF	10.00	10.00	100	2007	2007	3	31	310	

LAND DESCRIPTION

TOTAL OB/XF 6,758

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS