

LOT 67
IN OR 1870/1886
CARTESIAN POINTE #1 PB 6/345

AMERICAN HOMES 4 RENT PROPERTIES SIX LLC/
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

09-2N-27-0230-0067-0000



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 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
------------------	---------

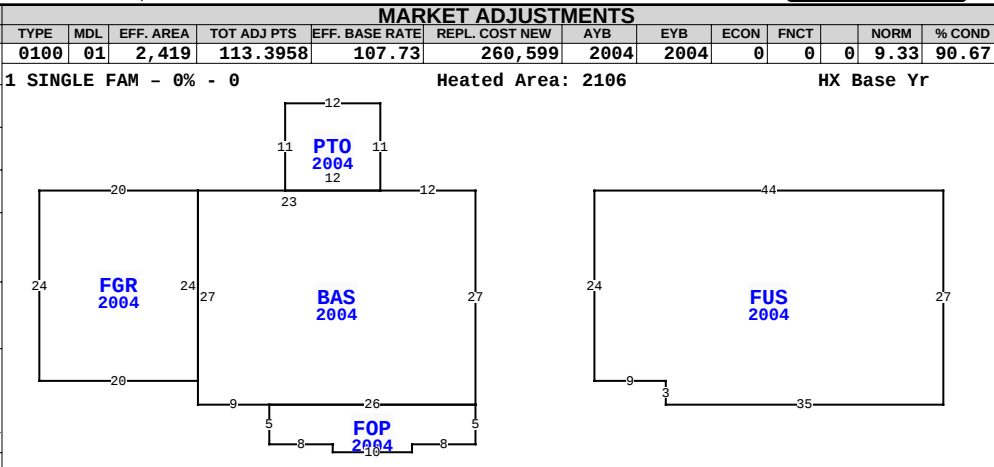
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	945	92,307
FGR	480	55	264	25,787
FOP	140	30	42	4,103
FUS	1,161	100	1,161	113,406
PTO	132	5	7	684
TOTALS	2,858		2,419	236,285

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	0	0	0	960.00	SF	5.20	5.20	100	2004	2004	3	84	4,193	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



86106 CARTESIAN POINTE DR, YULEE

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

TOTAL OB/XF											4,193	
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA
ZONE	ZONE			LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
3	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,285	
TOTAL MARKET OB/XF VALUE		4,193	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		290,478	
SOH/AGL Deduction		9,696	
ASSESSED VALUE		280,782	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		280,782	
TOTAL JUST VALUE		290,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,439	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412695	NEW CONSTR	149,103	04/01/2004
R046085	REPAIR/RRF	0	04/01/2004

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1870/1886	8/02/2013	CT U
GRANTOR: CLERK OF COURT		
GRANTEE: AMERICAN HOMES 4 RE		
1264/1049	10/08/2004	WD Q I
GRANTOR: KB HOME JACKSONVILLE		
GRANTEE: MUNDAY JEFFREY R &		

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
BAS=[YR=2004] W12 PTO=[YR=2004] N11 W12 S11 E12\$ W23		
FGR=[YR=2004] W20 S24 E20 N24\$ S27 E9 FOP=[YR=2004] S5 E8 S1		
E10 N1 E8 N5 W26\$ E26 N27\$ PTR=E15 FUS=[YR=2004] E44 S27 W35		
N3 W9 N24\$ W15\$.		

OTHER ADJUSTMENTS AND NOTES		
YEAR	DENSITY	DECL
FRZ	YR	CONSRV

Common: 50,000	PRINTED 08/06/2024 BY SYS
----------------	---------------------------