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

2024

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

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	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

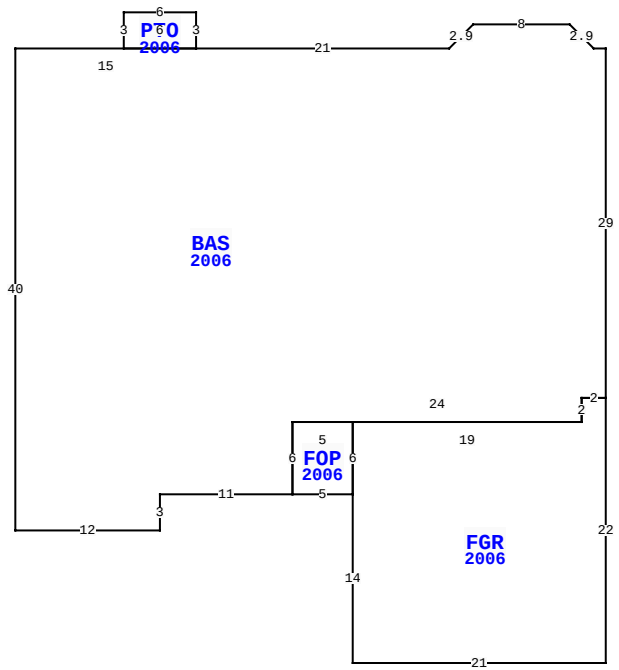
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	1,709	165,573
FGR	424	55	233	22,574
FOP	30	30	9	872
PTO	18	5	1	96
TOTALS	2,181		1,952	189,116

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	105.48	205,897	2006	2006	0	0	0	8.15	91.85

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 — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,116
TOTAL MARKET OB/XF VALUE	3,606
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	242,722
SOH/AGL Deduction	6,153
ASSESSED VALUE	236,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,569
TOTAL JUST VALUE	242,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,274

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	87	3,606	

LAND DESCRIPTION

TOTAL OB/XF 3,606

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