LOT 57
IN OR 1979/1277
CARTESIAN POINTE #2 PB 7/35

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

2024

09-2N-27-0231-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

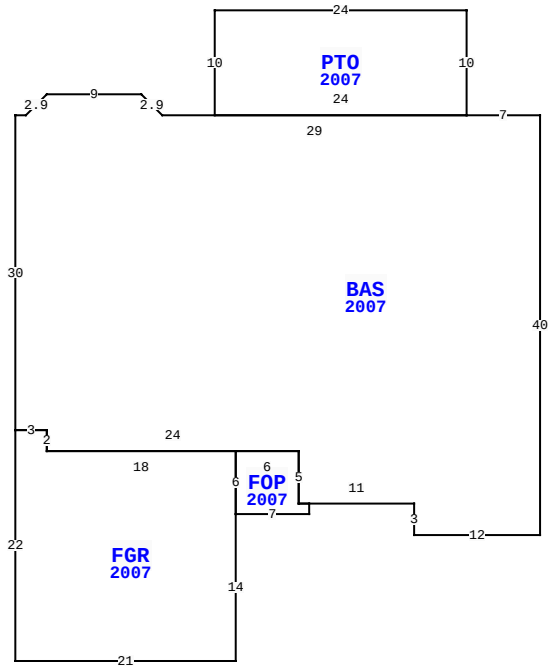
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,767	100	1,767	170,526
FGR	426	55	234	22,582
FOP	37	30	11	1,062
PTO	240	5	12	1,158
TOTALS	2,470		2,024	195,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	110.0001	104.50	211,508	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1767 HX Base Yr



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

86741 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	195,328
TOTAL MARKET OB/XF VALUE	3,702
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	249,030
SOH/AGL Deduction	8,801
ASSESSED VALUE	240,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,229
TOTAL JUST VALUE	249,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18359	ELEC OTHER	1,500	11/01/2006
M12212	MECH OTHER	0	11/01/2006
C18664	CO ISSUED	0	10/01/2006
B18664	NEW CONSTR	157,542	10/01/2006
P11643	OTHER	0	10/01/2006
R09798	REPAIR/RRF	2,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1979/1277	5/14/2015	CT	U	I	18	120,000
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1659/0891	1/22/2010	QC	U	I	11	100
GRANTOR: LITTLE DENISE A						
GRANTEE: LITTLE JAMES C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 PTO=[YR=2007] N10 W24 S10 E24$ W29 L2 U2 W9 D2 L2 W1 S30 FGR=[YR=2007] S22 E21 N14 FOP=[YR=2007] E7 N1 W1 N5 W6 S6$ N6 W18 N2 W3$ E3 S2 E24 S5 E11 S3 E12 N40$.

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	809.00	SF	5.20	5.20	100	2007	2007	3	88	3,702	

LAND DESCRIPTION

TOTAL OB/XF 3,702

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 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