LOT 70
CARTESIAN POINTE #2 PB 7/35

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

2024

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

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

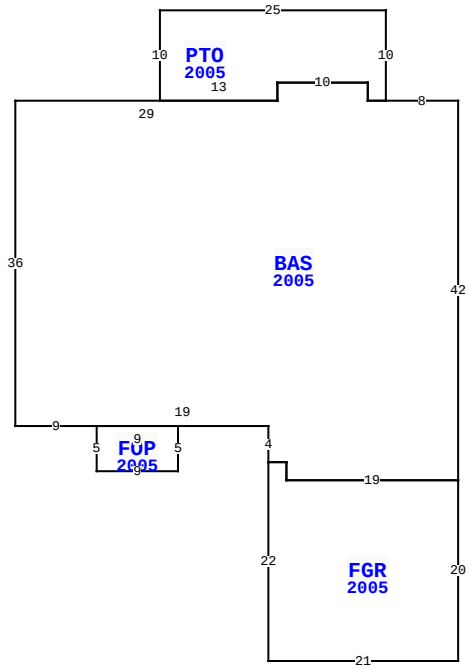
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	1,906	180,242
FGR	424	55	233	22,034
FOP	45	30	14	1,324
PTO	230	5	12	1,135
TOTALS	2,605		2,165	204,735

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	103.52	224,121	2005	2005	0	0	0	8.65	91.35

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



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

76280 LONG POND LOOP, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,735
TOTAL MARKET OB/XF VALUE	4,020
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	258,755
SOH/AGL Deduction	9,050
ASSESSED VALUE	249,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,705
TOTAL JUST VALUE	258,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,641

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	86	4,020	

LAND DESCRIPTION

TOTAL OB/XF 4,020

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