LOT 45
IN OR 1966/1831
CARTESIAN POINTE #3 PB 7/124

AMH 2015-1 BORROWER LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

08-2N-27-0232-0045-0000

BUILDING CHARACTERISTICS

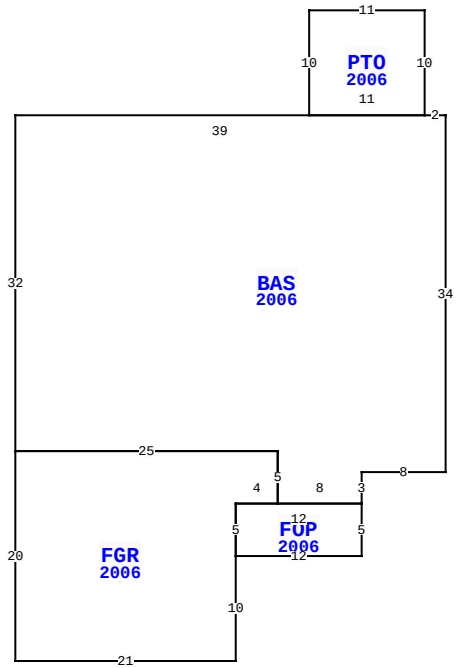
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	2006	1,368	147,086
FGR	440	55	2006	242	26,019
FOP	60	30	2006	18	1,936
PTO	110	5	2006	6	645
TOTALS	1,978			1,634	175,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,634	117.7029	117.70	192,322	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1368 HX Base Yr



BLD DATE	03/20/2023	NW	LGL DATE
XF DATE	02/06/2007	JM	LAND DATE 02/06/2007 JM
INC DATE			AG DATE

86369 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	175,686
TOTAL MARKET OB/XF VALUE	3,743
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	229,429
SOH/AGL Deduction	0
ASSESSED VALUE	229,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,429
TOTAL JUST VALUE	229,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17945	ELEC OTHER	1,500	08/01/2006
M11975	MECH OTHER	0	08/01/2006
P11412	OTHER	0	08/01/2006
C18253	CO ISSUED	127,644	07/01/2006
R09549	REPAIR/RRF	2,000	07/01/2006
B18253	NEW CONSTR	127,644	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/1831	3/06/2015	SW	U	I	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: AMH 2015-1 BORROWER						
1907/1053	3/17/2014	CT	U	I	18	102,200
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 PTO=[YR=2006] N10 W11 S10 E11$ W39 S32
FGR=[YR=2006] S20 E21 N10 FOP=[YR=2006] E12 N5 W12 S5$ N5 E4
N5 W25$ E25 S5 E8 N3 E8 N34$.

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	837.00	SF	5.20	5.20	100	2006	2006	3	86	3,743	

LAND DESCRIPTION

TOTAL OB/XF 3,743

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	RES	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 07/30/2025 BY SYS