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

2025

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

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 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

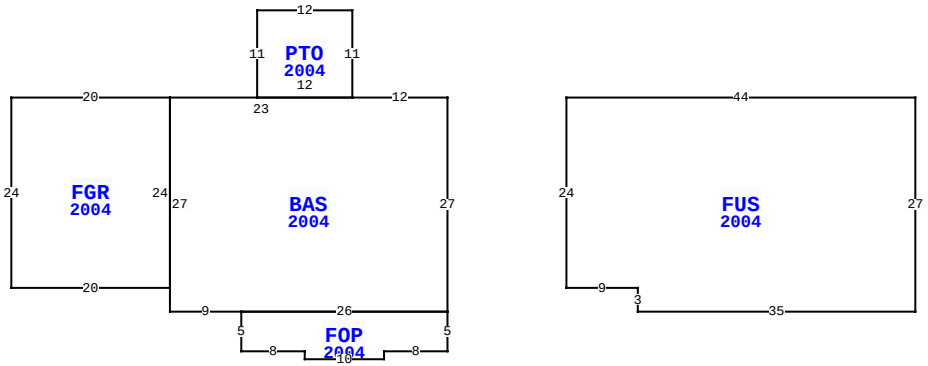
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	2004	945	96,629
FGR	480	55	2004	264	26,995
FOP	140	30	2004	42	4,295
FUS	1,161	100	2004	1,161	118,715
PTO	132	5	2004	7	716
TOTALS	2,858			2,419	247,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,419	113.3958	113.40	274,315	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 0% - 0 Heated Area: 2106 HX Base Yr



86106 CARTESIAN POINTE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,350
TOTAL MARKET OB/XF VALUE	4,143
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	301,493
SOH/AGL Deduction	0
ASSESSED VALUE	301,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,493
TOTAL JUST VALUE	301,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,478

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	Q U	V I	RSN CD	SALE PRICE
1870/1886	8/02/2013	CT	U	I	18	117,300
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1264/1049	10/08/2004	WD	Q	I		172,700
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$.

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	960.00	SF	5.20	5.20	100	2004	2004	3	83	4,143	

LAND DESCRIPTION

TOTAL OB/XF 4,143

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