LOT 10
IN OR 2221/1379
CARTESIAN POINTE #2 PB 7/35

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

2025

09-2N-27-0231-0010-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

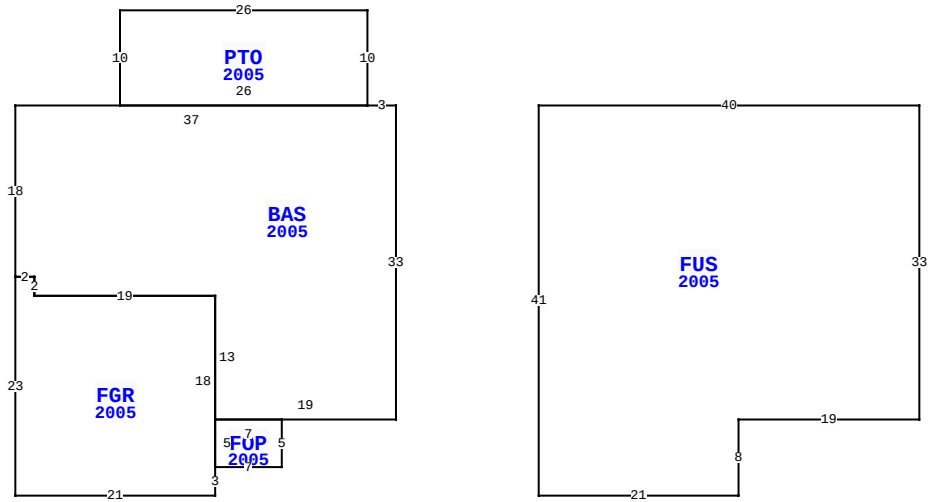
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,043	100	2005	1,043	99,997
FGR	445	55	2005	245	23,489
FOP	35	30	2005	10	958
FUS	1,488	100	2005	1,488	142,661
PTO	260	5	2005	13	1,247
TOTALS	3,271			2,799	268,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,799	105.7392	105.74	295,966	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 0 Heated Area: 2531 HX Base Yr



86264 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	268,352
TOTAL MARKET OB/XF VALUE	3,542
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	321,894
SOH/AGL Deduction	0
ASSESSED VALUE	321,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,894
TOTAL JUST VALUE	321,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14800	ELEC OTHER	1,500	04/01/2005
M09495	MECH OTHER	0	03/01/2005
P09180	OTHER	0	03/01/2005
B14533	NEW CONSTR	177,857	02/01/2005
R07201	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/1379	8/29/2018	WD	Q	I	01	218,000
GRANTOR: CARLSON SEAN M & AMAN						
GRANTEE: AH4R PROPERTIES LLC						
2017/0856	12/03/2015	WD	Q	I	01	176,500
GRANTOR: JOHNSON RYAN T & CASE						
GRANTEE: CARLSON SEAN M & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 PTO=[YR=2005] N10 W26 S10 E26$ W37 S18 FGR=[YR=2005] S23 E21 N3 FOP=[YR=2005] E7 N5 W7 S5$ N18 W19 N2 W2$ E2 S2 E19 S13 E19 N33$ PTR=E15 FUS=[YR=2005] E40 S33 W19 S8 W21 N41$ 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	811.00	SF	5.20	5.20	100	2005	2005	3	84	3,542	

LAND DESCRIPTION

TOTAL OB/XF 3,542

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		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