LOT 11
IN OR 1929/1393
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

2025

09-2N-27-0231-0011-0000

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		4 100
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

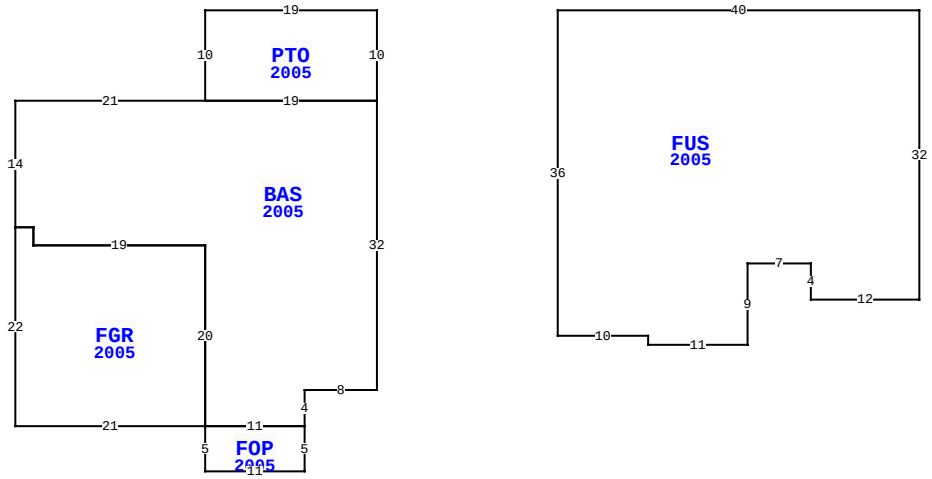
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	2005	984	95,242
FGR	424	55	2005	233	22,552
FOP	55	30	2005	16	1,549
FUS	1,347	100	2005	1,347	130,376
PTO	190	5	2005	10	968
TOTALS	3,000			2,590	250,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	106.7472	106.75	276,482	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 0 Heated Area: 2331 HX Base Yr



86280 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	250,686
TOTAL MARKET OB/XF VALUE	3,892
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	304,578
SOH/AGL Deduction	0
ASSESSED VALUE	304,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,578
TOTAL JUST VALUE	304,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15367	ELEC OTHER	1,500	07/01/2005
M09973	MECH OTHER	0	07/01/2005
P0509427	OTHER	0	05/01/2005
R07560	REPAIR/RRF	2,000	04/01/2005
B15116	NEW CONSTR	160,402	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1929/1393	7/28/2014	CT	U	I	18	145,500
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1364/0064	11/02/2005	WD	Q	I		205,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GRANDAS DOUGLAS & J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W19 S10 BAS=[YR=2005] W21 S14 FGR=[YR=2005] S22 E21 N20 W19 N2 W2$ E2 S2 E19 S20 FOP=[YR=2005] S5 E11 N5 W11$ E11 N4 E8 N32 W19$ E19 N10$ PTR=E20 FUS=[YR=2005] E40 S32 W12 N4 W7 S9 W11 N1 W10 N36$ W20$.

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	891.00	SF	5.20	5.20	100	2005	2005	3	84	3,892	

LAND DESCRIPTION

TOTAL OB/XF 3,892

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