LOT 49
CARTESIAN POINTE #2 PB 7/35

CPI/AMHERST SFR PROGRAM II OWNER LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2025

09-2N-27-0231-0049-0000

BUILDING CHARACTERISTICS

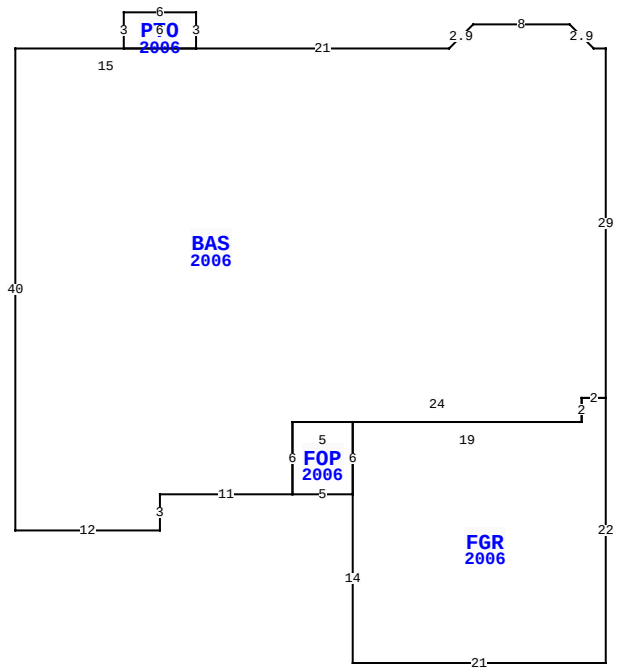
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,709	100	2006	1,709	173,337
FGR	424	55	2006	233	23,632
FOP	30	30	2006	9	913
PTO	18	5	2006	1	101
TOTALS	2,181			1,952	197,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	111.0291	111.03	216,731	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1709 HX Base Yr



86730 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	197,984
TOTAL MARKET OB/XF VALUE	3,564
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	251,548
SOH/AGL Deduction	0
ASSESSED VALUE	251,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,548
TOTAL JUST VALUE	251,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15957	NEW CONSTR	126,080	02/28/2006
E16488	ELEC OTHER	1,500	01/01/2006
M10847	OTHER	0	12/01/2005
P10177	OTHER	0	10/01/2005
R08171	REPAIR/RRF	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0180	3/11/2021	SW	U	I	30	578,100
GRANTOR: ARVM 5 LLC						
GRANTEE: CPI/AMHERST SFR PRO						
2397/0427	9/23/2020	WD	Q	I	01	212,500
GRANTOR: FIN HOMES LLC						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 U2 L2 W8 D2 L2 W21 PTO=[YR=2006] N3 W6 S3 E6$ W15 S40 E12 N3 E11 FOP=[YR=2006] E5 FGR=[YR=2006] S14 E21 N22 W2 S2 W19 S6$ N6 W5 S6$ N6 E24 N2 E2 N29 $.

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	797.00	SF	5.20	5.20	100	2006	2006	3	86	3,564	

LAND DESCRIPTION

TOTAL OB/XF 3,564

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