LOT 50
IN OR 2170/1110
CARTESIAN POINTE #2 PB 7/35

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

2025

09-2N-27-0231-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

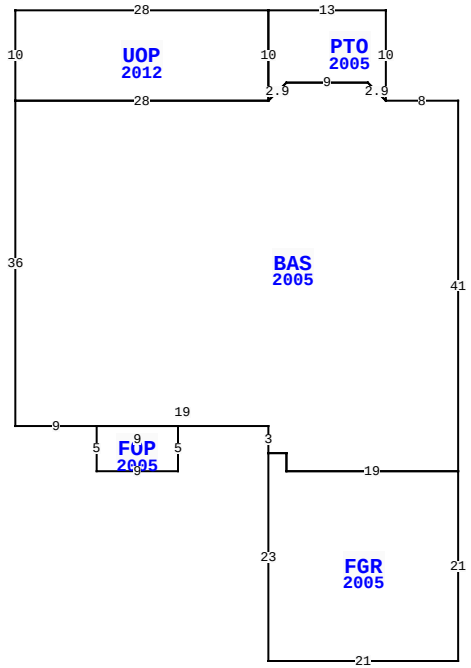
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,887	100	2005	1,887	186,441
FGR	445	55	2005	245	24,207
FOP	45	30	2005	14	1,384
PTO	108	5	2005	5	494
UOP	280	20	2012	56	5,533
TOTALS	2,765			2,207	218,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	108.9711	108.97	240,497	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 0 Heated Area: 1887 HX Base Yr



86718 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	218,059
TOTAL MARKET OB/XF VALUE	5,429
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	273,488
SOH/AGL Deduction	0
ASSESSED VALUE	273,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,488
TOTAL JUST VALUE	273,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18039	PTO	3,082	10/31/2006
E15366	ELEC OTHER	1,500	07/01/2005
M09588	OTHER	0	04/01/2005
P09266	OTHER	0	03/01/2005
B14628	NEW CONSTR	138,258	02/01/2005
R07268	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2170/1110	1/04/2018	CT	U	I	18	154,000
GRANTOR: CLERK OF COURTS						
GRANTEE: AH4R PROPERTIES LLC						
1887/0834	10/30/2013	WD	U	I	30	22,000
GRANTOR: MILONE JOSEPH						
GRANTEE: MILONE JOSEPH SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2005] N10 W13 UOP=[YR=2012] W28 S10 E28 N10$ S10 U2 R2 E9 D2 R2 $ L2 U2 W9 D2 L2 W28 S36 E9 FOP=[YR=2005] S5 E9 N5 W9$ E19 S3 FGR=[YR=2005] S23 E21 N21 W19 N2 W2$ E2 S2 E19 N41$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0811	CONCRETE B	0	0	0	0	840.00	SF	5.20	5.20	100	2005	2005	3	84	3,669	

LAND DESCRIPTION

TOTAL OB/XF 5,429

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