LOT 53
IN OR 1857/899
CARTESIAN POINTE #3 PB 7/124

AMERICAN HOMES 4 RENT PROPERTIES SIX LLC/
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

08-2N-27-0232-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

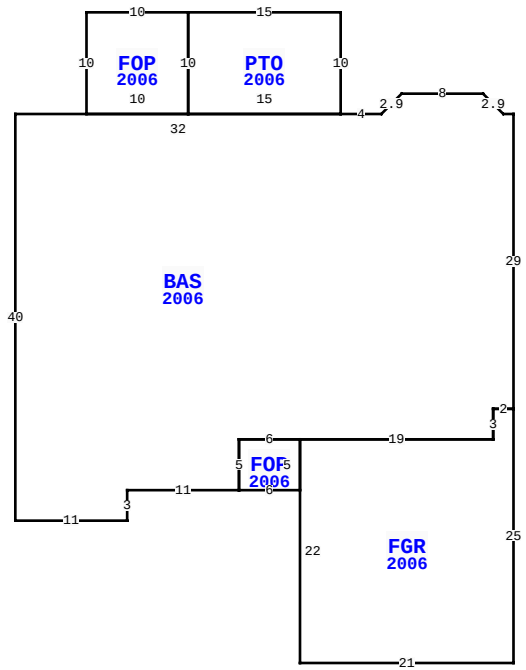
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,725	100	2006	1,725	180,649
FGR	468	55	2006	257	26,914
FOP	30	30	2006	9	943
FOP	100	30	2006	30	3,142
PTO	150	5	2006	8	838
TOTALS	2,473			2,029	212,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	110.0001	115.50	234,350	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1725 HX Base Yr



BLD DATE	03/20/2023	NW	LGL DATE
XF DATE	06/27/2007	JM	LAND DATE 03/30/2026 MLU
INC DATE			AG DATE

86380 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	212,485
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	267,485
SOH/AGL Deduction	0
ASSESSED VALUE	267,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,485
TOTAL JUST VALUE	267,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18155	ELEC OTHER	1,500	10/01/2006
M12158	MECH OTHER	0	10/01/2006
C18514	CO ISSUED	0	09/01/2006
R09711	REPAIR/RRF	2,000	09/01/2006
B18514	NEW CONSTR	157,674	09/01/2006
P11568	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0899	5/15/2013	WD	Q	I	02	125,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: AMERICAN HOMES 4 RE						
1825/0793	11/16/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 L2 U2 W8 D2 L2 W4 PTO=[YR=2006] N10 W15 FOP=[YR=2006] W10 S10 E10 N10$ S10 E15$ W32 S40 E11 N3 E11 FOP=[YR=2006] E6 N5 W6 S5 $ N5 E6 FGR=[YR=2006] S22 E21 N25 W2 S3 W19$ E19 N3 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS