LOT 56
CARTESIAN POINTE #3 PB 7/124

FKH SFR C1 L.P.
C/O FIRST KEY HOMES LLC, 1850 PARKWAY PL STE 900
MARIETTA, GA 30067

2026

08-2N-27-0232-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

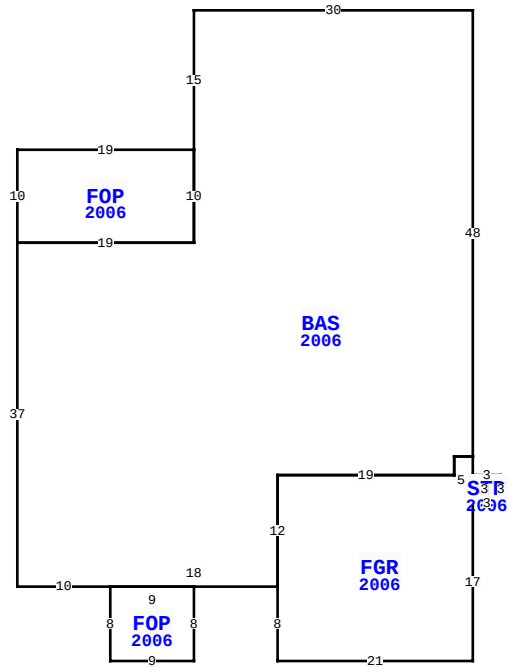
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,307	100	2006	2,307	230,031
FGR	424	55	2006	233	23,232
FOP	72	30	2006	22	2,193
FOP	190	30	2006	57	5,683
STP	9	10	2006	1	100
TOTALS	3,002			2,620	261,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,620	104.7312	109.97	288,121	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 2307 HX Base Yr



86420 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	261,239
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	316,239
SOH/AGL Deduction	0
ASSESSED VALUE	316,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,239
TOTAL JUST VALUE	316,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17681	ELEC OTHER	1,500	07/01/2006
M11727	MECH OTHER	0	07/01/2006
C0617928	CO ISSUED	210,672	06/01/2006
B0617928	NEW CONSTR	210,672	06/01/2006
P0611249	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/1977	7/15/2021	SW	U	I	11	100
GRANTOR: FKH SFR C1 L.P F/K/A						
GRANTEE: FKH SFR C1 L.P.						
2214/1223	7/27/2018	WD	Q	I	01	214,000
GRANTOR: ALBINIO JOSHUA GORDON						
GRANTEE: CERBERUS SFR HOLDIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S15 FOP=[YR=2006] W19 S10 E19 N10$ S10 W19 S37 E10 FOP=[YR=2006] S8 E9N8W9$ E18 FGR=[YR=2006] S8 E21 N17 STP=[YR=2006] E3 N3W3S3$ N5 W2 S2 W19 S12$ N12 E19 N2 E2 N48$.

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS