LOT 66
CARTESIAN POINTE #3 PB 7/124

AH4R PROPERTIES LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2026

08-2N-27-0232-0066-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

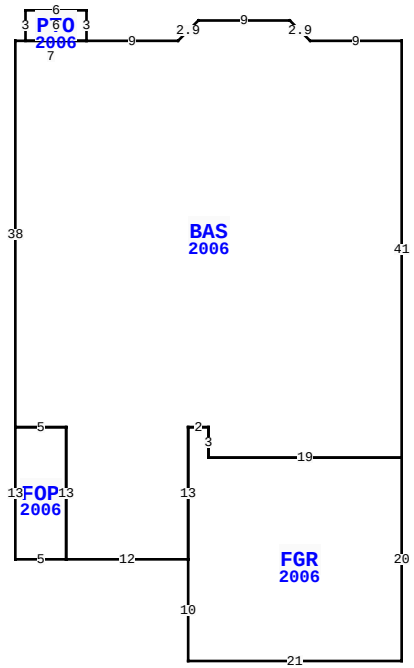
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	2006	1,679	178,951
FGR	426	55	2006	234	24,940
FOP	65	30	2006	20	2,131
PTO	18	5	2006	1	107
TOTALS	2,188			1,934	206,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	112.1610	117.77	227,767	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 0 Heated Area: 1679 HX Base Yr



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

86576 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	261,129
SOH/AGL Deduction	0
ASSESSED VALUE	261,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,129
TOTAL JUST VALUE	261,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617105	CO ISSUED	0	03/01/2006
B0617105	NEW CONSTR	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/0825	7/06/2021	WD	Q	I	01	249,700
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: AH4R PROPERTIES LLC						
2468/0357	6/03/2021	WD	U	I	37	223,000
GRANTOR: ALLEN JASON M & JENNI						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 U2 L2 W9 D2 L2 W9 PTO=[YR=2006] N3 W6 S3 E6$ W7 S38 FOP=[YR=2006] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2006] S10 E21 N20 W19 N3 W2 S13$ N13 E2 S3 E19 N41$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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