LOT 67
CARTESIAN POINTE #3 PB 7/124

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO
CALABASAS, CA 91302

2026

08-2N-27-0232-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

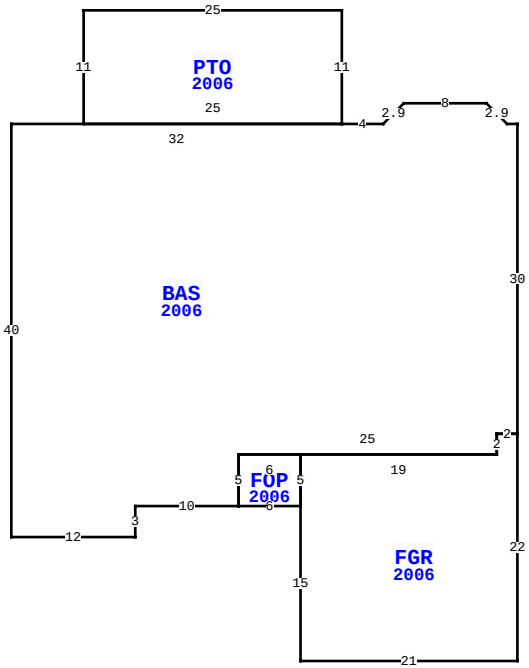
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,730	100	2006	1,730	181,172
FGR	424	55	2006	233	24,401
FOP	30	30	2006	9	943
PTO	275	5	2006	14	1,466
TOTALS	2,459			1,986	207,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	110.0001	115.50	229,383	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1730 HX Base Yr



86592 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	207,982
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	262,982
SOH/AGL Deduction	0
ASSESSED VALUE	262,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,982
TOTAL JUST VALUE	262,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16948	CO ISSUED	0	01/01/2006
B16948	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1641	5/28/2021	WD	Q	I	01	260,000
GRANTOR: PATTERSON JAREN & FRE						
GRANTEE: AH4R PROPERTIES TWO						
1416/0884	6/01/2006	WD	Q	I		215,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PATTERSON JAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 U2 L2 W8 D2 L2 W4 PTO=[YR=2006] N11 W25 S11 E25$ W32 S40 E12 N3 E10 FOP=[YR=2006] E6 FGR=[YR=2006] S15 E21 N22 W2 S2 W19 S5$ N5 W6 S5$ N5 E25 N2 E2 N30 $.

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