

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

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

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 80
08SHT VINYL 20
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

04Quality Level 04
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4050.00
AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEADJMARKET
BAS1,88710020051,887194,687
FGR44555200524525,277
FOP45302005141,445
PTO108520055516
UOP280202012565,778

TOTALS2,7652,207227,702

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100012,207108.9711114.42252,525200520050009.8390.17

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

The diagram shows a large rectangular lot with several smaller areas defined by colored outlines and labels. A blue outline labeled 'BAS 2005' covers most of the lot. Inside it, there are other outlined areas: a yellow one labeled 'UOP 2012' at the top left, a green one labeled 'FUP 2005' at the bottom left, a red one labeled 'FGR 2005' at the bottom right, and a purple one labeled 'PTO 2005' at the top right. Dimensions are provided for many of the boundaries.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE227,702
TOTAL MARKET OB/XF VALUE1,740
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE284,442
SOH/AGL Deduction0
ASSESSED VALUE284,442
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE284,442
TOTAL JUST VALUE284,442
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE273,488

PERMIT NUMDESCRIPTIONAMTISSUED
B18039PTO3,08210/31/2006
E15366ELEC OTHER1,50007/01/2005
M09588OTHER004/01/2005
P09266OTHER003/01/2005
B14628NEW CONSTR138,25802/01/2005
R07268REPAIR/RRF2,00002/01/2005

SALES DATA

OFF RECORDTypeQ / V / RSN SALE
NumberINSTU I CDPRICE
2170/11101/04/2018CTUI18154,000

GRANTOR: CLERK OF COURTS
GRANTEE: AH4R PROPERTIES LLC
1887/083410/30/2013WDUII3022,000
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\$.

LAND DESCRIPTION

L NUSE CODECLSBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHATDECLFRZYRCONSRV
1 000100CRES0 0003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

EXTRA FEATURES

86718 CARTESIAN POINTE DR, YULEE

BLD DATEXF DATEINC DATE03/20/2023NW03/30/2026MLU

BLD DATELGL DATE
XF DATELAND DATE
INC DATEAG DATE

TOTALS2,7652,207227,702

TOTAL OB/XF1,740

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/09/2026 BY SYS