LOT 32
IN OR 1651/1713
CARTESIAN POINTE #3 PB 7/124

CONCEPCION JENNIFER J
86587 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

08-2N-27-0232-0032-0000

BUILDING CHARACTERISTICS

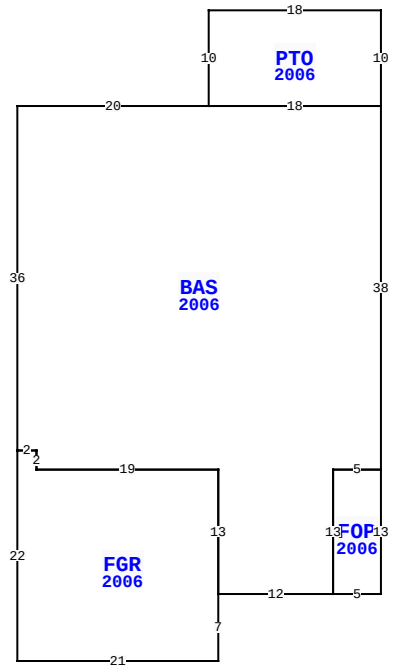
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	147,685
FGR	424	55	233	21,561
FOP	65	30	20	1,851
PTO	180	5	9	833
TOTALS	2,265		1,858	171,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	111.0291	100.20	186,172	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2010 Heated Area: 1596 HX Base Yr 2010



86587 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		171,930
TOTAL MARKET OB/XF VALUE		3,908
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		225,838
SOH/AGL Deduction		97,638
ASSESSED VALUE		128,200
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,200
TOTAL JUST VALUE		225,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516797	CO ISSUED	119,440	11/01/2005
B0516797	NEW CONSTR	119,440	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1651/1713	11/16/2009	WD	U	I	12	130,200
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: CONCEPCION JENNIFER						
1628/0403	7/06/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E20 PTO=[YR=2006] N10 E18 S10 W18$ E18 S38 FOP=[YR=2006] S13 W5 N13 E5$ W5 S13 W12 FGR=[YR=2006] S7 W21 N22 E2 S2 E19 S13$ N13 W19 N2 W2 N36$.

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
1	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20	5.20	100	2006	2006	3	88	3,908	

LAND DESCRIPTION

TOTAL OB/XF 3,908

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	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS