

HALL BRANDY D
86557 CARTESIAN POINTE DRIVE
YULEE, FL 32097

08-2N-27-0232-0034-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories UnitsOccupancy00WOOD FRAME 100
1. 100
0 100
NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4050.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,6161001,616148,163
FGR4245523321,362
FOP6530201,834
FOP19830595,410
TOTALES2,3031,928176,769

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PNTSEFF. RATE REPL. COST NEWAYBEYBECONEFNCT% COND
0100011,928110.000199.28191,412200620060007.6592.35
1 SINGLE FAM - 100% - 2007Heated Area: 1616HX Base Yr 2007

FOP2006
BAS2006
FGR2006
FOP2006

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE176,769
TOTAL MARKET OB/XF VALUE3,908
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE230,677
SOH/AGL Deduction99,795
ASSESSED VALUE130,882
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE80,882
TOTAL JUST VALUE230,677
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE192,555

SAMPLE PERMIT DATA

PERMIT NUMBERDESCRIPTIONAMTISSUED
19007349REMODEL85907/10/2019
C16919CO ISSUED001/01/2006
B16919NEW CONSTR001/01/2006

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSNSALE PRICE
1416/09306/01/2006WDDQI19208,300
GRANTOR: KB HOME JACKSONVILLE
GRANTEE: HALL BRANDY D
1365/187211/09/2005WDUV191,589,000
GRANTOR: POINTE CARTESIAN LLC
GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E8 U2 R2 E8 D2 R2 FOP=[YR=2006] N11 E18 S11 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\$.

LAND DESCRIPTION

TOTAL OB/XF3,908

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UNITDPHT% TOTUNITADJLANDOTHERYEARDENSITYDECLFRZYRCONSRV
CODEDESCRPTIONZONESIZEADJUSTMENTPRICEVALUEPRICENOTESANDNOTESYEARDENSITYDECLFRZYRCONSRV
1000100CSFR1000003PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE02/15/2018 BY SBTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/02/2023 BY SYS