LOT 35
CARTESIAN POINTE #3 PB 7/124

O'GRADY EDWARD J IV & JESSICA
86545 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

08-2N-27-0232-0035-0000

BUILDING CHARACTERISTICS

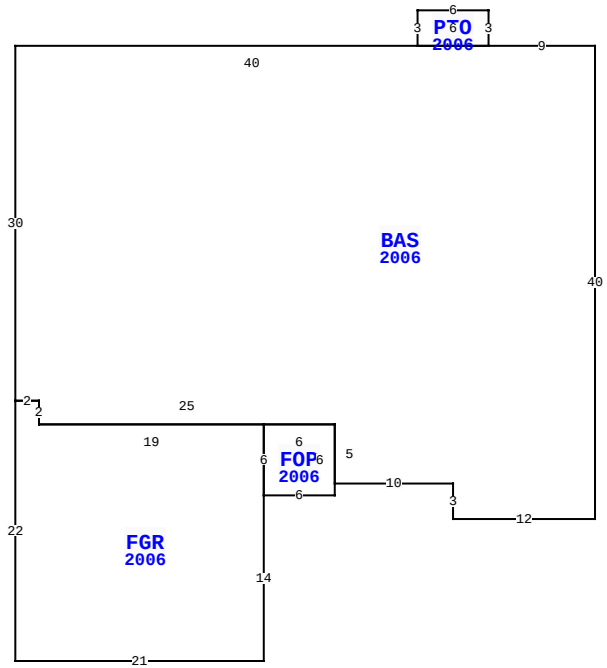
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	1,710	158,977
FGR	424	55	233	21,662
FOP	36	30	11	1,022
PTO	18	5	1	93
TOTALS	2,188		1,955	181,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	111.5436	100.67	196,810	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1710 HX Base Yr 2015



86545 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		181,754
TOTAL MARKET OB/XF VALUE		3,853
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,607
SOH/AGL Deduction		93,537
ASSESSED VALUE		142,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,070
TOTAL JUST VALUE		235,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16955	CO ISSUED	0	01/01/2006
B16955	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/0590	6/17/2021	WD	U	I	11	100
GRANTOR: O'GRADY EDWARD J IV						
GRANTEE: O'GRADY EDWARD J IV						
1673/1409	4/06/2010	WD	U	I	12	130,100
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: O'GRADY EDWARD J IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 PTO=[YR=2006] N3 W6 S3 E6$ W40 S30
FGR=[YR=2006] S22 E21 N14 FOP=[YR=2006] E6 N6 W6 S6$ N6 W19 N2 W2$ E2 S2 E25 S5 E10 S3 E12 N40$.

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	842.00	SF	5.20	5.20	100	2006	2006	3	88	3,853	

LAND DESCRIPTION

TOTAL OB/XF 3,853

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