LOT 40
IN OR 1446/1120
CARTESIAN POINTE #3 PB 7/124

DANKER ROBERT O
86473 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

08-2N-27-0232-0040-0000

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	11	CLAY TILE 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

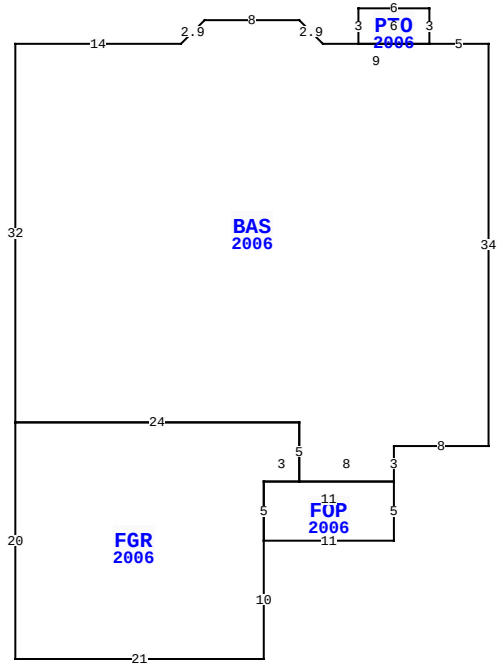
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	137,749
FGR	435	55	239	24,279
FOP	55	30	16	1,625
PTO	18	5	1	102
TOTALS	1,864		1,612	163,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,612	121.8798	110.00	177,320	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1356 HX Base Yr



BLD DATE	03/20/2023	NW	LGL DATE
XF DATE			LAND DATE 04/16/2007 UUTU
INC DATE			AG DATE

86473 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,755
TOTAL MARKET OB/XF VALUE	3,853
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	217,608
SOH/AGL Deduction	20,238
ASSESSED VALUE	197,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,370
TOTAL JUST VALUE	217,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17598	CO ISSUED	0	05/01/2006
B17598	NEW CONSTR	0	05/01/2006
E17324	ELEC OTHER	1,500	05/01/2006
M11527	MECH OTHER	0	05/01/2006
P11050	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1120	9/22/2006	WD	Q	I		202,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DANKER ROBERT O						
1391/1642	2/27/2006	WD	U	V	19	1,240,200
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W5 PTO=[YR=2006] N3 W6 S3 E6$ W9 U2 L2 W8 D2 L2 W14 S32 FGR=[YR=2006] S20 E21 N10 FOP=[YR=2006] E11 N5 W11 S5$ N5 E3 N5 W24$ E24 S5 E8 N3 E8 N34$.

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	0	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	0	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