

LOT 43
IN OR 1481/1452
CARTESIAN POINTE #3 PB 7/124

JELIFF LAURA Y
86397 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

08-2N-27-0232-0043-0000



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 80
Interior Floo	08	SHT VINYL 20
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	1,336	100	1,336	131,066
FGR	420	55	231	22,662
FOP	60	30	18	1,766
PTO	18	5	1	98
TOTALS	1,834		1,586	155,592

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	807.00	SF	5.20	5.20	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2008

Heated Area: 1336

HX Base Yr 2008

BLD DATE 03/20/2023 NW LGL DATE
XF DATE 06/27/2007 JM LAND DATE
INC DATE AG DATE

TOTAL OB/XF											
3,693											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										155,592	
TOTAL MARKET OB/XF VALUE										3,693	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										209,285	
SOH/AGL Deduction										88,807	
ASSESSED VALUE										120,478	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										70,478	
TOTAL JUST VALUE										209,285	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										175,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18160	ELEC OTHER	1,500	10/01/2006
M12156	MECH OTHER	0	10/01/2006
C18515	C0 ISSUED	0	09/01/2006
R09712	REPAIR/RRF	2,000	09/01/2006
B18515	NEW CONSTR	120,912	09/01/2006
P11569	OTHER	0	09/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1481/1452	2/28/2007	WD	Q	I		171,200			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: JELIFF LAURA Y									
1391/1642	2/27/2006	WD	U	V	19	1,240,200			
GRANTOR: POINTE CARTESIAN LLC									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W5 PTO=[YR=2006] N3 W6 S3 E6 \$ W35 S32 FGR=[YR=2006] S20 E20 N15 E4 N5W24\$ E24 S5 FOP=[YR=2006] W4 S5 E12 N5 W8\$ E8 N3 E8 N34\$.											