LOT 47
IN OR 2081/317
CARTESIAN POINTE #3 PB 7/124

GBSM LLC
10 MALLARD CIRCLE
SHREWSBURY, MA 01545

2023

08-2N-27-0232-0047-0000

BUILDING CHARACTERISTICS

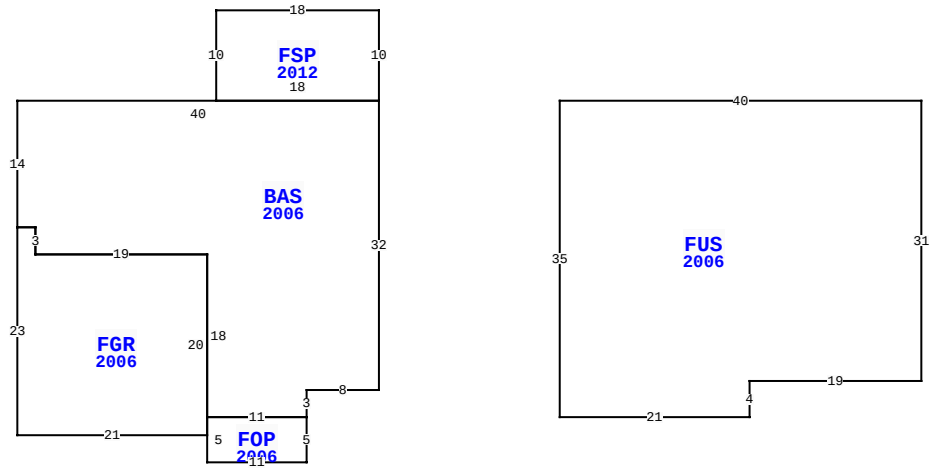
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	992	100	992	91,511
FGR	426	55	234	21,586
FOP	55	30	16	1,476
FSP	180	40	72	6,642
FUS	1,324	100	1,324	122,137
TOTALS	2,977		2,638	243,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,638	110.6784	99.89	263,510	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 2316 HX Base Yr



86339 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	243,351
TOTAL MARKET OB/XF VALUE	3,606
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	296,957
SOH/AGL Deduction	26,946
ASSESSED VALUE	270,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,011
TOTAL JUST VALUE	296,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611584	H/AC	0	06/01/2006
E0617430	ELEC OTHER	1,500	06/01/2006
C0516799	CO ISSUED	160,402	05/01/2006
B0516799	NEW CONSTR	160,402	05/01/2006
P11128	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/0317	10/28/2016	SW	Q	I	01	176,500
GRANTOR: FANNIE MAE						
GRANTEE: GBSM LLC						
2033/1283	3/14/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] N10 W18 S10 E18$ BAS=[YR=2006] W40 S14
FGR=[YR=2006] S23 E21 N20 W19 N3 W2$ E2 S3 E19 S18
FOP=[YR=2006] S5 E11 N5 W11$ E11 N3 E8 N32$ PTR=E20
FUS=[YR=2006] E40 S31 W19 S4 W21 N35$ W20$.

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	788.00	SF	5.20	5.20	100	2006	2006	3	88	3,606	

LAND DESCRIPTION

TOTAL OB/XF 3,606

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