

LOT 48
IN OR 1742/1089
CARTESIAN POINTE #3 PB 7/124

KRAUSS JOSEPH IV
86325 CARTESIAN POINT DR
YULEE, FL 32097

2023

08-2N-27-0232-0048-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 70								0100	01	2,184	110.0001	99.28	216,828	2006	2006	0	0	0	7.65	92.35	STANDARD																
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 0% - 0										Heated Area: 1926										HX Base Yr									
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	4	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	1,926	100	1,926	176,585																																			
FGR	420	55	231	21,180																																			
FOP	48	30	14	1,284																																			
PTO	260	5	13	1,192																																			
TOTALS		2,654		2,184		200,241																																	
EXTRA FEATURES										86325 CARTESIAN POINTE DR, YULEE																													
L N	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			879.00	SF	5.20					4,022																							
LAND DESCRIPTION										TOTAL OB/XF										4,022																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																	