LOT 49 MILITARY
IN OR 1420/1599
CARTESIAN POINTE #3 PB 7/124

OLDAKER MONTY D & NADINE P
86324 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

08-2N-27-0232-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

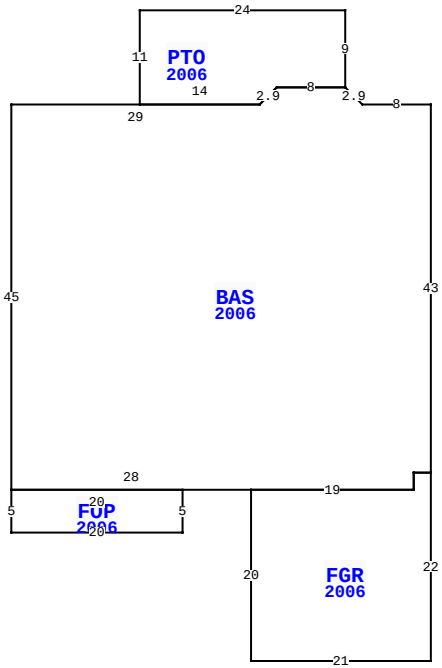
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,221	100	2,221	195,736
FGR	424	55	233	20,534
FOP	100	30	30	2,644
PTO	246	5	12	1,057
TOTALS	2,991		2,496	219,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	105.7392	95.43	238,193	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2007 Heated Area: 2221 HX Base Yr 2007



86324 CARTESIAN POINTE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,971
TOTAL MARKET OB/XF VALUE		4,077
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		274,048
SOH/AGL Deduction		119,031
ASSESSED VALUE		155,017
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		100,017
TOTAL JUST VALUE		274,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516772	CO ISSUED	158,070	03/01/2006
B0516772	NEW CONSTR	158,070	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/1599	6/16/2006	WD	Q	I		236,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: OLDAKER MONTY D & N						
1365/1872	11/09/2005	WD	U	V	19	1,589,000
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 U2 L2 PTO=[YR=2006] N9 W24 S11 E14 U2 R2 E8$ W8 D2 L2 W29 S45 FOP=[YR=2006] S5E20 N5 W20$ E28 FGR=[YR=2006] S20 E21 N22 W2 S2 W19$ E19 N2 E2 N43$.

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	891.00	SF	5.20	5.20	100	2006	2006	3	88	4,077	

LAND DESCRIPTION

TOTAL OB/XF 4,077

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