LOT 50
CARTESIAN POINTE #3 PB 7/124

HUNTER SETH JACOB REV LIVING TRUST/HUNTER SETH JAC
86338 CARTESIAN POINTE DR
YULEE, FL 32097

2023

08-2N-27-0232-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

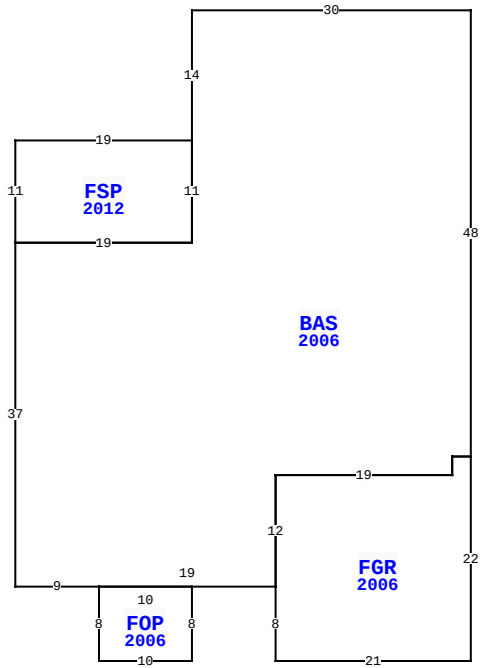
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,307	100	2,307	208,939
FGR	424	55	233	21,102
FOP	80	30	24	2,174
FSP	209	40	84	7,608
TOTALS	3,020		2,648	239,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,648	108.6624	98.07	259,689	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 2307 HX Base Yr



86338 CARTESIAN POINTE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	239,823
TOTAL MARKET OB/XF VALUE	3,958
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	293,781
SOH/AGL Deduction	26,749
ASSESSED VALUE	267,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,032
TOTAL JUST VALUE	293,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516801	CO ISSUED	166,875	05/01/2006
B0516801	NEW CONSTR	166,875	05/01/2006
E17234	ELEC OTHER	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/253	6/09/2023	WD	Q	I	01	375,000
GRANTOR: LEE STEPHANIE M						
GRANTEE: HUNTER SETH JACOB R						
2079/0572	10/14/2016	WD	U	I	11	100
GRANTOR: LEE STEPHANIE M F/K/A						
GRANTEE: LEE STEPHANIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S14 FSP=[YR=2012] W19 S11 E19 N11$ S11 W19 S37 E9 FOP=[YR=2006] S8 E10 N8 W10$ E19 FGR=[YR=2006] S8 E21 N22 W2 S2 W19 S12$ N12 E19 N2 E2 N48$.

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	865.00	SF	5.20	5.20	100	2006	2006	3	88	3,958	

LAND DESCRIPTION

TOTAL OB/XF 3,958

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