

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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
BAS	1,725	100	1,725
FGR	468	55	257
FOP	30	30	9
FOP	100	30	30
PTO	150	5	8
TOTALS	2,473		2,029

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,029	110.0001	99.28	201,439	2006	2006	0	0	7.65	92.35

1 SINGLE FAM - 0% - 0 Heated Area: 1725 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			186,029
TOTAL MARKET OB/XF VALUE			3,798
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			239,827
SOH/AGL Deduction			21,897
ASSESSED VALUE			217,930
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,930
TOTAL JUST VALUE			239,827
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18155	ELEC OTHER	1,500	10/01/2006
M12158	MECH OTHER	0	10/01/2006
C18514	CO ISSUED	0	09/01/2006
R09711	REPAIR/RRF	2,000	09/01/2006
B18514	NEW CONSTR	157,674	09/01/2006
P11568	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/0899	5/15/2013	WD Q	Q	I	02	125,000

GRANTOR: SECRETARY OF VETERANS
GRANTEE: AMERICAN HOMES 4 RE
1831/1757 11/06/2012 WD U I 12 100
GRANTOR: WELLS FARGO BANK NA
GRANTEE: SECRETARY OF VETERA

EXTRA FEATURES															
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		5.20	100	2006	2006	3	88	3,798	

86380 CARTESIAN POINTE DR, YULEE

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W1 L2 U2 W8 D2 L2 W4 PTO=[YR=2006] N10 W15	
FOP=[YR=2006] W10 S10 E10 N10\$ S10 E15\$ W32 S40 E11 N3 E11	
FOP=[YR=2006] E6 N5 W6 S5 \$ N5 E6 FGR=[YR=2006] S22 E21 N25	
W2 S3 W19\$ E19 N3 E2 N29\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							