



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 70		0100	01	2,147	108.9711	98.35	211,157	2006	2006		0	0	7.65	92.35	VALUATION BY		STANDARD														
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 0% - 0										Heated Area: 1896				HX Base Yr						Tax Group: 4		Tax Dist:							
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE		195,003																	
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE		3,903																	
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET		50,000																	
Interior Floo		14	CARPET 80												TOTAL MARKET VALUE		248,906																	
Interior Floo		08	SHT VINYL 20												SOH/AGL Deduction		21,135																	
Air Condition		03	CENTRAL 100												ASSESSED VALUE		227,771																	
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE		95		227,771															
Bedrooms			3 100												BASE TAXABLE VALUE		0																	
Bathrooms			2 100												TOTAL JUST VALUE		248,906																	
Frame		02	WOOD FRAME 100												NCON VALUE		0																	
Stories		1.	1. 100												INCOME VALUE																			
Units			0 100												PREVIOUS YEAR MKT VALUE		207,065																	
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	1,896	100	1,896	172,207																														
FGR	429	55	236	21,435																														
FOP	48	30	14	1,272																														
PTO	18	5	1	91																														
TOTALS		2,391		2,147	195,003																													
EXTRA FEATURES					86394 CARTESIAN POINTE DR, YULEE										BLD DATE		03/20/2023		NW		LGL DATE													
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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		853.00	SF	5.20				3,903																				