

LOT 55
IN OR 1467/781
CARTESIAN POINTE #3 PB 7/124

BERG MARIA M & JACK L
86408 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

08-2N-27-0232-0055-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 80
Interior Floo	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	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	131,066
FGR	435	55	239	23,447
FOP	60	30	18	1,766
PTO	260	5	13	1,275
TOTALS	2,091		1,606	157,554

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	829.00
	SF 5.20
	5.20
	100
	2006
	2006
	3
	88
	3,794

LAND DESCRIPTION	
L N	USE CODE
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,606	117.7029	106.23	170,605	2006	2006	0	0	0	7.65	92.35	
1 SINGLE FAM - 100% - 2023													
Heated Area: 1336													
HX Base Yr													
86408 CARTESIAN POINTE DR, YULEE													
BLD DATE 03/20/2023 NW LGL DATE													
XF DATE LAND DATE													
INC DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		157,554	
TOTAL MARKET OB/XF VALUE		3,794	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		211,348	
SOH/AGL Deduction		0	
ASSESSED VALUE		211,348	
TOTAL EXEMPTION VALUE		13	211,348
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		211,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18391	CO ISSUED	138,072	09/01/2006
E18090	ELEC OTHER	1,500	09/01/2006
M12065	MECH OTHER	0	09/01/2006
B18391	NEW CONSTR	138,072	09/01/2006
P11498	OTHER	0	08/01/2006
R09624	REPAIR/RRF	2,000	08/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1467/0781	12/22/2006	WD	Q	I		174,600	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: BERG MARIA M & JACK							
1391/1642	2/27/2006	WD	U	V	19	1,240,200	
GRANTOR: POINTE CARTESIAN LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W12 PT0=[YR=2006] N10 W26 S10 E26\$ W28 S34 E8 S3 FOP=[YR=2006] S5 E12 N5 W12\$ E8 FGR=[YR=2006] E3 S15 E21 N20 W24 S5\$ N5 E24 N32\$.	