

LOT 58  
IN OR 1453/1  
CARTESIAN POINTE #3 PB 7/124

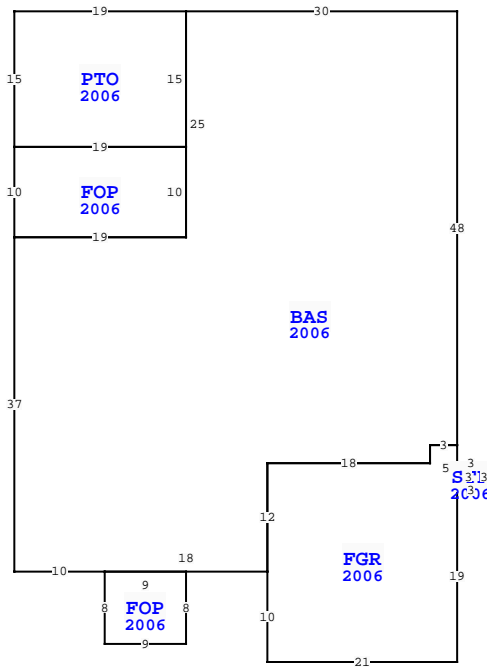
THOMAS CATHERINE L  
86440 CARTESIAN POINTE DRIVE  
YULEE, FL 32097

**2023**

08-2N-27-0232-0058-0000

ELEMENT		CD	CONSTRUCTION	
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			4	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	2,305	100	2,305	201,202
FGR	468	55	257	22,434
FOP	72	30	22	1,920
FOP	190	30	57	4,976
PTO	285	5	14	1,222
STP	9	10	1	88
TOTALS	3,329		2,656	231,840

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,656	104.7312	94.52	251,045	2006	2006	0	0	0	7.65 92.35
1 SINGLE FAM - 100% - 2018 Heated Area: 2305 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	231,840		
TOTAL MARKET OB/XF VALUE	3,588		
TOTAL LAND VALUE - MARKET	62,500		
TOTAL MARKET VALUE	297,928		
SOH/AGL Deduction	0		
ASSESSED VALUE	297,928		
TOTAL EXEMPTION VALUE	13		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	297,928		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	248,727		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611656	H/AC	0	06/01/2006
E0617486	ELEC OTHER	1,500	06/01/2006
C17550	CO ISSUED	0	05/01/2006
B17550	NEW CONSTR	0	05/01/2006
P11147	OTHER	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/0001	10/18/2006	WD	Q	I		287,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: THOMAS DONALD R & C						
1391/1642	2/27/2006	WD	U	V	19	1,240,200
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

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	100	0	0			784.00	SF	5.20				5.20	3,588	

BLD DATE		03/20/2023	NW	LGL DATE	
XF DATE		02/27/2007	JM	LAND DATE	02/27/2007
INC DATE				AG DATE	

BUILDING NOTES	
BAS=[YR=2006;ORIG=0,0] W30 S25 W19 S37 E10 E18 N12 E18 N2 E3 N48 \$	
FGR=[YR=2006;ORIG=-21,62] S10 E21 N19 N5 W3 S2 W18 S12 \$	
PTO=[YR=2006;ORIG=-30,0] W19 S15 E19 N15 \$	
FOP2006=[ORIG=-49,15] S10 E19 N10 W19 \$	
FOP=[YR=2006;ORIG=-39,62] S8 E9 N8 W9 \$	
STP=[YR=2006;ORIG=0,53] E3 N3 W3 S3 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 3,588																								
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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	50,000.00	62,500.00	62,500							