LOT 60
IN OR 1913/1431
CARTESIAN POINTE #3 PB 7/124

FIFE STEPHEN W
86492 CARTESIAN POINTE DR
YULEE, FL 32097

2023

08-2N-27-0232-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

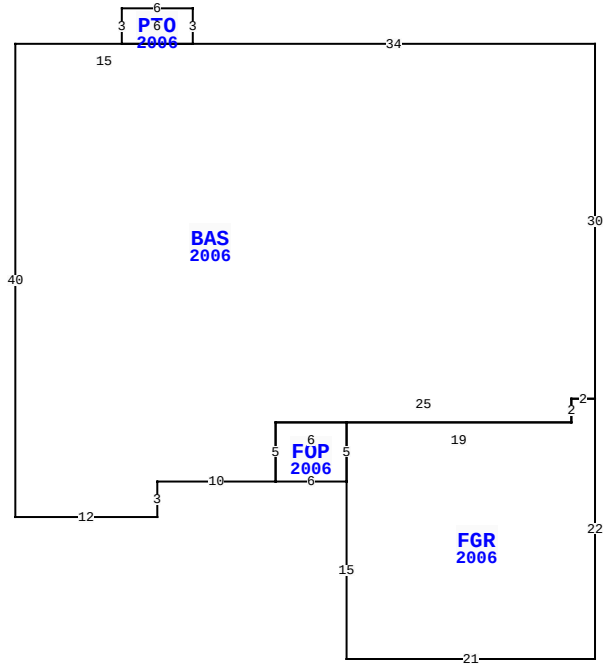
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	1,710	156,782
FGR	424	55	233	21,362
FOP	30	30	9	826
PTO	18	5	1	91
TOTALS	2,182		1,953	179,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	110.0001	99.28	193,894	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1710 HX Base Yr 2015



86492 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,061
TOTAL MARKET OB/XF VALUE		3,807
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		232,868
SOH/AGL Deduction		92,552
ASSESSED VALUE		140,316
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,316
TOTAL JUST VALUE		232,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617552	CO ISSUED	0	05/01/2006
B0617552	NEW CONSTR	0	05/01/2006
E17274	ELEC OTHER	1,500	05/01/2006
M11486	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1913/1431	3/27/2014	SW	U	I	12	118,000
GRANTOR: HSBC BANK USA NA TRUS						
GRANTEE: FIFE STEPHEN W						
1913/1426	3/19/2014	QC	U	I	11	100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: HSBC BANK USA NA TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W34 PTO=[YR=2006] N3 W6 S3 E6$ W15 S40 E12 N3 E10 FOP=[YR=2006] E6 FGR=[YR=2006] S15 E21 N22 W2 S2 W19 S5$ N5 W6 S5$ N5 E25 N2 E2 N30$.

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	100	0	0	832.00	SF	5.20	5.20	100	2006	2006	3	88	3,807	

LAND DESCRIPTION

TOTAL OB/XF 3,807

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	100	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