

LOT 61
IN OR 1473/1950
CARTESIAN POINTE #3 PB 7/124

STEWART PHYLLIS E
86506 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

08-2N-27-0232-0061-0000



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 80
Interior Floo	11 CLAY TILE 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

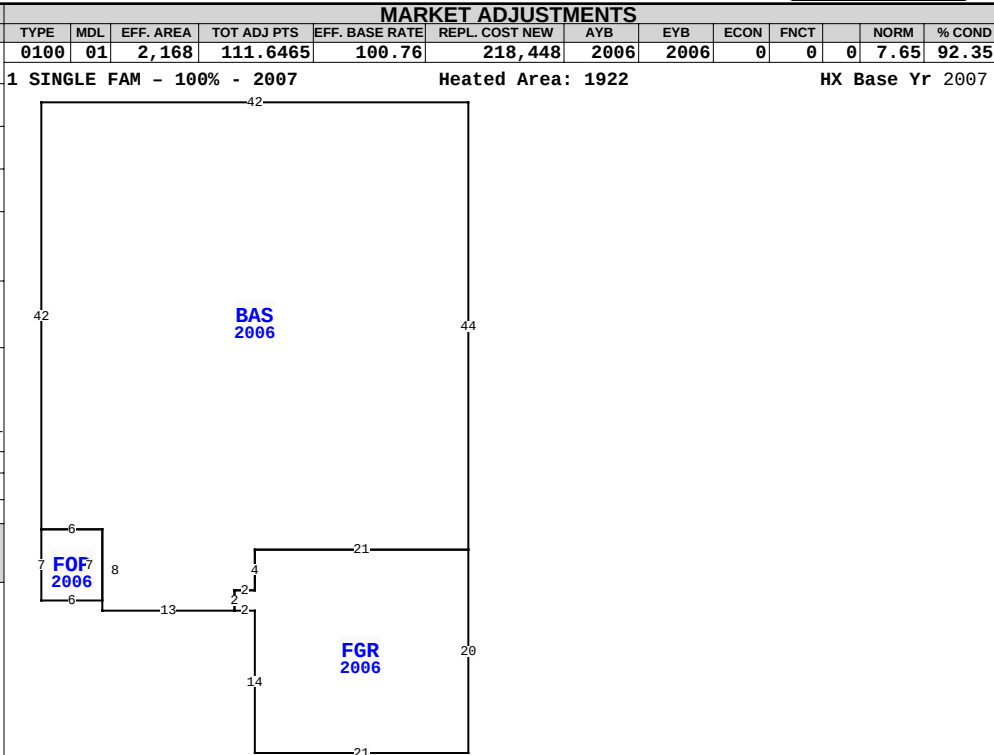
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100	1,922	178,846
FGR	424	55	233	21,681
FOP	42	30	13	1,210

TOTALS	2,388	2,168	201,737
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0810	CONCRETE A	0 100	0	0	200.00	SF	6.50	6.50	100	2006
3	0855	CONC PAVER	0 100	0	0	700.00	SF	10.00	10.00	100	2006
4	0855	CONC PAVER	0 100	36	3	108.00	SF	10.00	10.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	1.00



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

86506 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		201,737	
TOTAL MARKET OB/XF VALUE		11,439	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		263,176	
SOH/AGL Deduction		113,456	
ASSESSED VALUE		149,720	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		49,720	
TOTAL JUST VALUE		263,176	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,953	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18519	NEW CONSTR	0	05/01/2006
C18519	CO ISSUED	0	05/01/2006
C17553	CO ISSUED	0	05/01/2006
B17553	NEW CONSTR	0	05/01/2006
E17323	ELEC OTHER	1,500	05/01/2006
M11530	OTHER	0	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1473/1950	1/24/2007	WD	Q	I	
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: STEWART PHYLLIS E					
1365/1872	11/09/2005	WD	U	V	19
GRANTOR: POINTE CARTESIAN LLC					
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W42 S42 FOP=[YR=2006] S7 E6 N7 W6 \$ E6 S8 E13 FGR=[YR=2006] E2 S14 E21 N20 W21 S4 W2 S2 \$ N2 E2 N4 E21 N44 \$.					