



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	

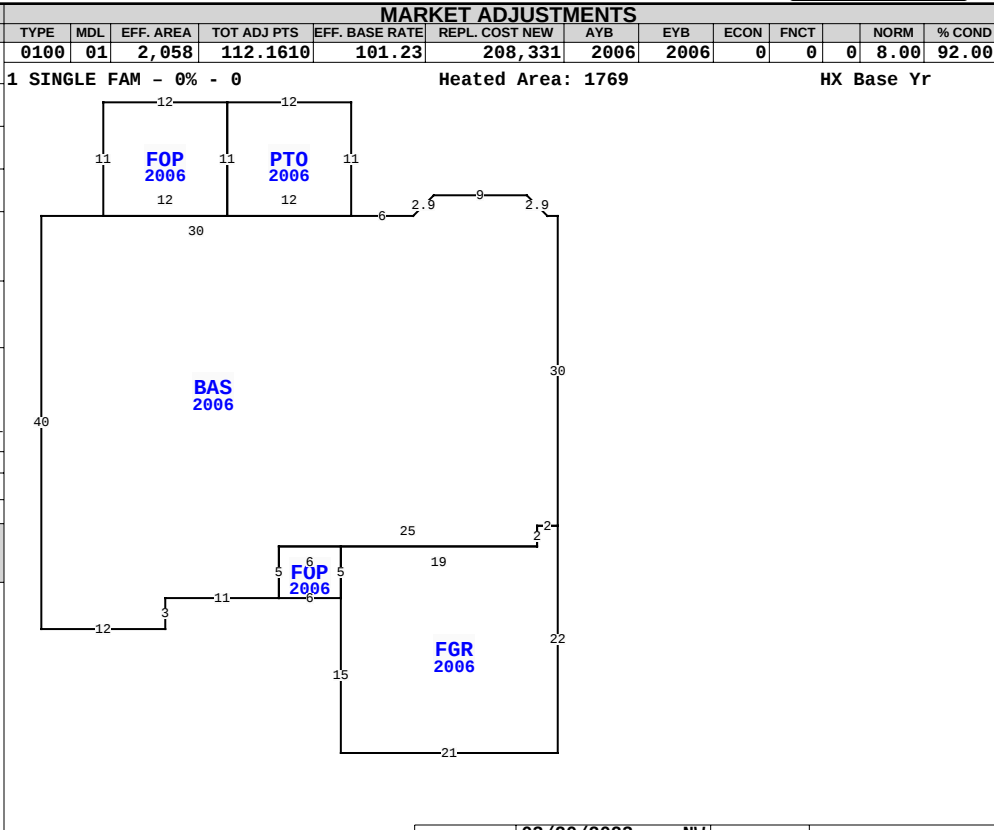
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	164,750
FGR	424	55	233	21,700
FOP	30	30	9	838
FOP	132	30	40	3,725
PTO	132	5	7	652
TOTALS	2,487		2,058	191,665

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	821.00	SF	5.20	5.20	100	2006	2006	3	88	3,757	

LAND DESCRIPTION			TOTAL OB/XF 3,757													
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
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

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

86550	CARTESIAN POINTE DR, YULEE
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		191,665	
TOTAL MARKET OB/XF VALUE		3,757	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		245,422	
SOH/AGL Deduction		22,276	
ASSESSED VALUE		223,146	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		223,146	
TOTAL JUST VALUE		245,422	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,338	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17026	CO ISSUED	0	01/01/2006
B17026	NEW CONSTR	0	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2367/0341	6/09/2020	QC	U	I	11
					SALE PRICE
					81,000
GRANTOR: GUERRIER CHRISTINA C					
GRANTEE: GUERRIER FLORENT &					
2220/1356	8/29/2018	WD	Q	I	02
					204,000
GRANTOR: ROBERTSON MATTHEW J					
GRANTEE: GUERRIER CHRISTINA					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006] W1 U2 L2 W9 D2 L2 W6 PTO=[YR=2006] N11 W12 FOP=[YR=2006] W12 S11 E12 N11\$ S11 E12\$ W30 S40 E12 N3 E11 FOP=[YR=2006] E6 FGR=[YR=2006] S15 E21 N22 W2 S2 W19 S5\$ N5 W6 S5\$ N5 E25 N2 E2 N30 \$.	