LOT 29
CARTESIAN POINTE #1 PB 6/345

DUFFY MICHAEL/DUFFY ELIZABETH
86030 ALIISON CT
YULEE, FL 32097

2023

09-2N-27-0230-0029-0000

NASSAU COUNTY PROPERTY

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 Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

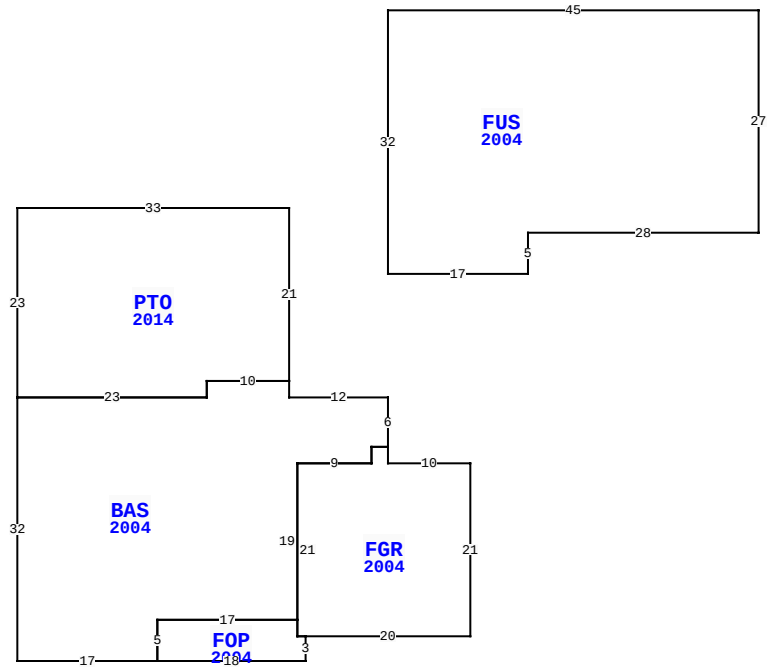
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100	1,107	99,891
FGR	445	55	245	22,108
FOP	88	30	26	2,346
FUS	1,300	100	1,300	117,306
PTO	739	5	37	3,339
TOTALS	3,679		2,715	244,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,715	109.8720	99.16	269,219	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2005 Heated Area: 2407 HX Base Yr 2005



86030 ALISON CT, 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		244,989
TOTAL MARKET OB/XF VALUE		3,752
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,741
SOH/AGL Deduction		129,437
ASSESSED VALUE		169,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,304
TOTAL JUST VALUE		298,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428450	PATIO SLAB	1,950	03/01/2014
B1428349	SHED	12,113	02/01/2014
B0311988	NEW CONSTR	168,059	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/05/2004	CN	Q	I		212,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DUFFY MICHAEL & ELI						
1168/1401	9/08/2003	WD	U	V	19	1,883,700
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 N2 PTO=[YR=2014] N21W33 S23 E23 N2 E10 $ W10 S2 W23 S32 E17 FOP=[YR=2004] E18 N3 FGR=[YR=2004] E20 N21W10 N2 W2 S2 W9 S21 E1$ W1 N2 W17 S5$ N5 E17 N19 E9 N2 E2 N6$ PTR=N15 FUS=[YR=2004] N32 E45 S27 W28 S5 W17 $ S15$.

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	839.00	SF	5.20	5.20	100	2004	2004	3	86	3,752	

LAND DESCRIPTION

TOTAL OB/XF 3,752

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 02/16/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS