LOT 44
CARTESIAN POINTE #1 PB 6/345

RAUTIO DANIEL
86050 MEREDITH CT
YULEE, FL 32097

2023

09-2N-27-0230-0044-0000

BUILDING CHARACTERISTICS

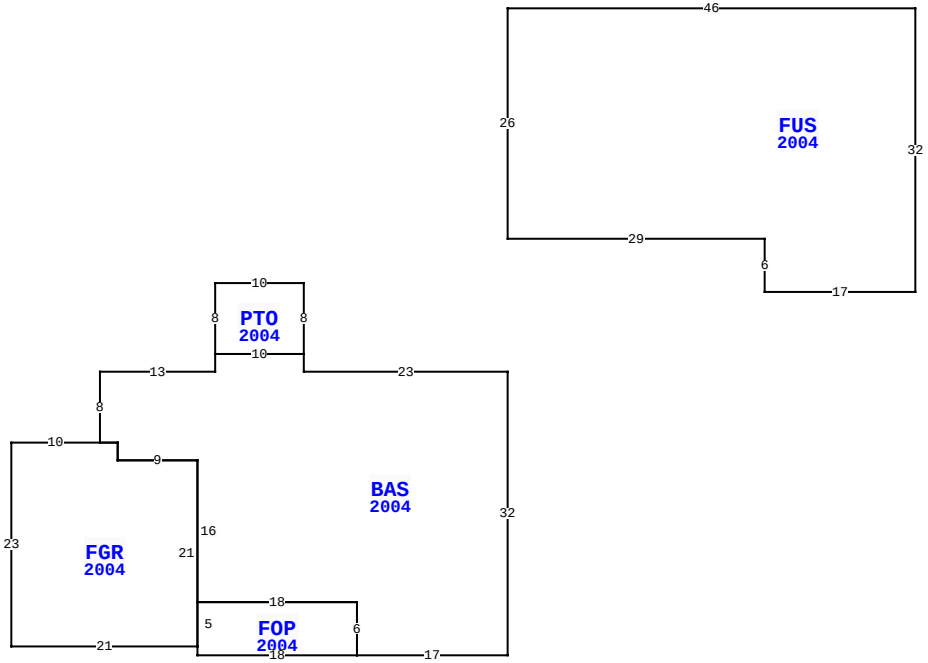
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,138	100	1,138	104,403
FGR	465	55	256	23,486
FOP	108	30	32	2,936
FUS	1,298	100	1,298	119,082
PTO	80	5	4	367
TOTALS	3,089		2,728	250,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,728	111.2832	100.43	273,973	2004	2004	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2021 Heated Area: 2436 HX Base Yr 2021



86050 MEREDITH CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,274
TOTAL MARKET OB/XF VALUE		2,786
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		303,060
SOH/AGL Deduction		60,231
ASSESSED VALUE		242,829
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		187,829
TOTAL JUST VALUE		303,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311570	NEW CONSTR	168,026	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2407/1812	11/05/2020	WD	Q	I	01	270,000
GRANTOR: SANCHEZ SATEEMA S						
GRANTEE: RAUTIO DANIEL						
2256/0719	2/19/2019	WD	Q	I	01	235,000
GRANTOR: PRATER GLENN A & LYNN						
GRANTEE: SANCHEZ SATEEMA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 N2 PTO=[YR=2004] N8 W10 S8 E10$ W10 S2 W13 S8 FGR=[YR=2004] W10 S23 E21 FOP=[YR=2004] S1 E18 N6 W18 S5$ N21 W9 N2 W2$ E2 S2 E9 S16 E18 S6 E17 N32$ PTR=N15 FUS=[YR=2004] N26 E46 S32 W17 N6 W29 $ 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	623.00	SF	5.20	5.20	100	2004	2004	3	86	2,786	

LAND DESCRIPTION

TOTAL OB/XF 2,786

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