LOT 60
IN OR 1924/85
CARTESIAN POINTE #1 PB 6/345

GIRGIS COREY IRREV TRUST/ATEN CATHY L TRUSTEE
86057 CARTESIAN POINTE DR
YULEE, FL 32097

2023

09-2N-27-0230-0060-0000

BUILDING CHARACTERISTICS

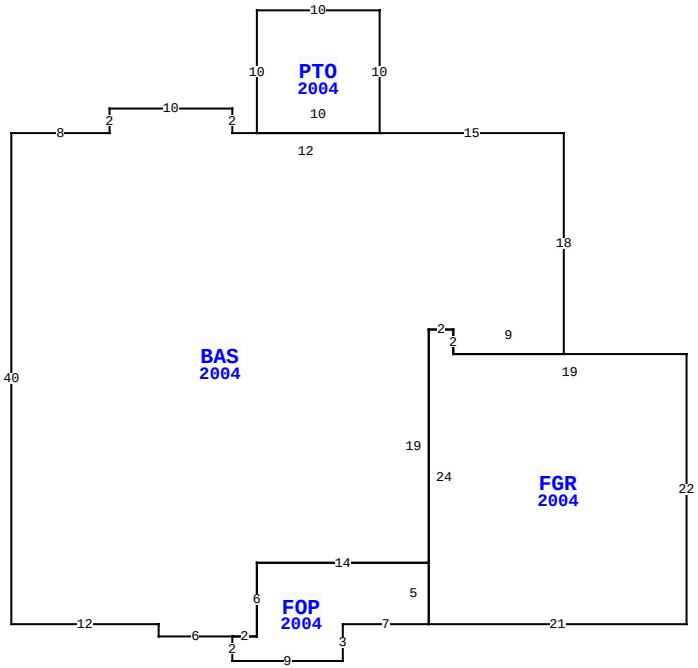
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,512	100	1,512	141,229
FGR	466	55	256	23,912
FOP	95	30	28	2,615
PTO	100	5	5	467
TOTALS	2,173		1,801	168,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	113.2950	102.25	184,152	2004	2004	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1512 HX Base Yr 2015



86057 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,223
TOTAL MARKET OB/XF VALUE		3,636
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		221,859
SOH/AGL Deduction		88,474
ASSESSED VALUE		133,385
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,385
TOTAL JUST VALUE		221,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412274	NEW CONSTR	107,484	02/01/2004
P047610	NEW CONSTR	0	02/01/2004
R045815	REPAIR/RRF	2,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1924/0085	6/20/2014	SW	U	I	11	100
GRANTOR: GIRGIS ROGER M TRUSTE						
GRANTEE: ATEN CATHY L TRUSTE						
1890/0656	11/20/2013	WD	Q	I	02	125,000
GRANTOR: ALDERMAN PAUL JR & MA						
GRANTEE: GIRGIS ROGER M TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PTO=[YR=2004] N10 W10 S10 E10$ W12 N2 W10 S2 W8 S40 E12 S1 E6 FOP=[YR=2004] S2 E9 N3 E7 FGR=[YR=2004] E21 N22 W19 N2 W2 S24$ N5 W14 S6 W2$ E2 N6 E14 N19 E2 S2 E9 N18$.

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	813.00	SF	5.20	5.20	100	2004	2004	3	86	3,636	

LAND DESCRIPTION

TOTAL OB/XF 3,636

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 03/15/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS