LOT 62
IN OR 1288/2
CARTESIAN POINTE #1 PB 6/345

SELLERS EVELYN
86083 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

09-2N-27-0230-0062-0000

BUILDING CHARACTERISTICS

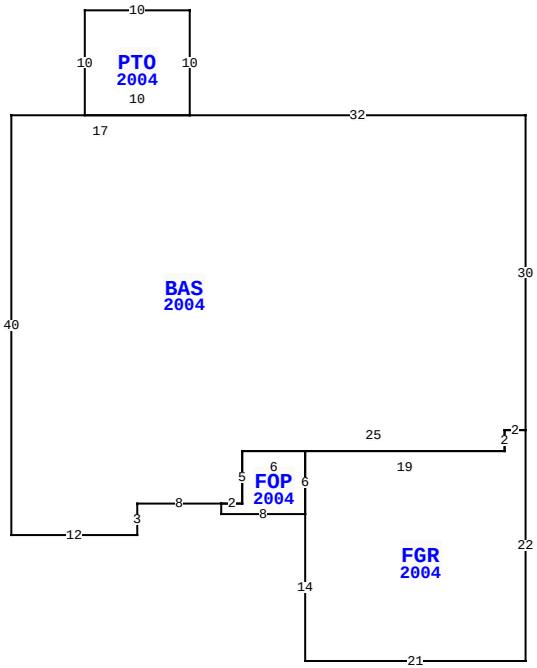
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	1,710	155,084
FGR	424	55	233	21,131
FOP	38	30	11	998
PTO	100	5	5	453
TOTALS	2,272		1,959	177,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	110.0001	99.28	194,490	2004	2004	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2006 Heated Area: 1710 HX Base Yr 2006



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

86083 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,667
TOTAL MARKET OB/XF VALUE		3,828
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		231,495
SOH/AGL Deduction		100,105
ASSESSED VALUE		131,390
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		76,390
TOTAL JUST VALUE		231,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0408766	H/AC	0	09/01/2004
B0413166	NEW CONSTR	126,080	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/0002	1/14/2005	WD	Q	I		170,000
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: SELLERS MICHAEL & E						
1284/0334	12/29/2004	WD	Q	I		139,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WERLING PAUL J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W32 PTO=[YR=2004] N10 W10 S10 E10$ W17 S40 E12 N3 E8 FOP=[YR=2004] S1 E8 FGR=[YR=2004] S14 E21 N22 W2 S2 W19 S6$ N6 W6 S5 W2$ E2 N5 E25 N2 E2 N30$.

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	856.00	SF	5.20	5.20	100	2004	2004	3	86	3,828	

LAND DESCRIPTION

TOTAL OB/XF 3,828

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