



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	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	1,415	100	1,415	138,849
FGR	290	55	160	15,700
FOP	97	30	29	2,845
FOP	100	30	30	2,944
PTO	110	5	6	588
TOTALS	2,012		1,640	160,928

L N	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	525.00	SF	5.20	5.20	100	2004	2004	3	86	2,348	
2	0810	CONCRETE A	0 100	0	0	280.00	SF	6.50	6.50	100	2005	2005	3	87	1,583	

LAND DESCRIPTION			TOTAL OB/XF 3,931													
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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,640	115.6680	104.39	171,200	2004	2009	0	0	6.00	94.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1415 HX Base Yr 2021											

86092 CARTESIAN POINTE DR, YULEE				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
525.00	SF	5.20	5.20	100	2004	2004	3	86	2,348		
280.00	SF	6.50	6.50	100	2005	2005	3	87	1,583		

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				160,928	
TOTAL MARKET OB/XF VALUE				3,931	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				214,859	
SOH/AGL Deduction				44,288	
ASSESSED VALUE				170,571	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				120,571	
TOTAL JUST VALUE				214,859	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				179,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007688	REPAIR/RRF	10,000	09/15/2020
B0412220	NEW CONSTR	102,089	01/01/2004
P047566	NEW CONSTR	0	01/01/2004
R045782	REPAIR/RRF	2,000	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1979	6/14/2023	WD	Q	I	01	295,000
GRANTOR: LOVE JUSTIN M & SHEL B						
GRANTEE: JR PROPERTIES OF CE						
2354/1462	3/13/2020	QC	U	I	11	100
GRANTOR: LOVE JUSTIN M & SHEL B						
GRANTEE: LOVE JUSTIN M & SHE						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2004] W8 N2 W10 S2 W2 FOP=[YR=2004] N10 W10 PTO=[YR=2004] W11 S10 E11 N10\$ S10 E10\$ W25 S17 FGR=[YR=2004] S22 E13 FOP=[YR=2004] E7 S3 E9 N3 W2 N5 W14 S5\$ N24 W2 S2 W11\$ E11 N2 E2 S19 E14 S5 E18 N39\$.															