LOT 72
CARTESIAN POINTE #1 PB 6/345

ELLIOTT MARTIN & ROSALIE L/E/
86089 JORDAN CT
YULEE, FL 32097

2023

09-2N-27-0230-0072-0000

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	11	CLAY TILE 100
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

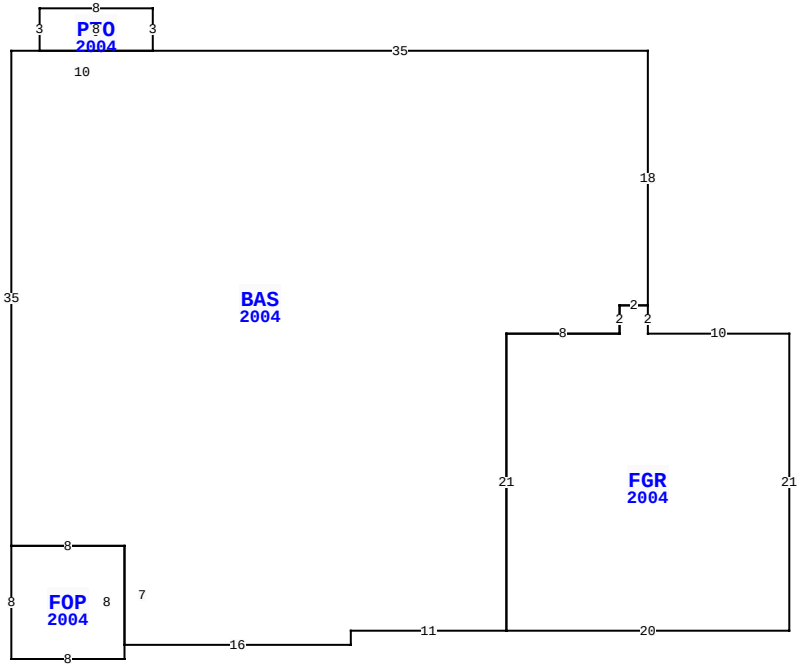
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	1,599	170,781
FGR	424	55	233	24,886
FOP	64	30	19	2,029
PTO	24	5	1	107
TOTALS	2,111		1,852	197,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	126.5670	114.23	211,554	2004	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1599 HX Base Yr 2023



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

86089 JORDAN CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,803
TOTAL MARKET OB/XF VALUE		2,715
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		250,518
SOH/AGL Deduction		0
ASSESSED VALUE		250,518
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,518
TOTAL JUST VALUE		250,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002211	REPAIR/RRF	13,090	02/23/2022
B0413342	NEW CONSTR	120,202	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1852	3/07/2022	LE	U	I	11	100
GRANTOR: ELLIOTT MARTIN & ROSA						
GRANTEE: ELLIOTT ERIC MATTHE						
2533/1396	1/27/2022	WD	Q	I	01	300,000
GRANTOR: MARTIN STEPHEN T						
GRANTEE: ELLIOTT MARTIN & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W35 PTO=[YR=2004] N3 W8 S3 E8$ W10 S35
FOP=[YR=2004] S8 E8 N8 W8$ E8 S7 E16 N1 E11 FGR=[YR=2004]
E20 N21 W10 N2 W2 S2 W8 S21$ N21 E8 N2 E2 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	607.00	SF	5.20	5.20	100	2004	2004	3	86	2,715	

LAND DESCRIPTION

TOTAL OB/XF 2,715

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		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