LOT 73
IN OR 2219/970
CARTESIAN POINTE #1 PB 6/345

KOREN RAFAEL H/FERTOUK ORIT T G
80 HAMEYASDIM ST
KARKUR, 37108

2023

09-2N-27-0230-0073-0000

BUILDING CHARACTERISTICS

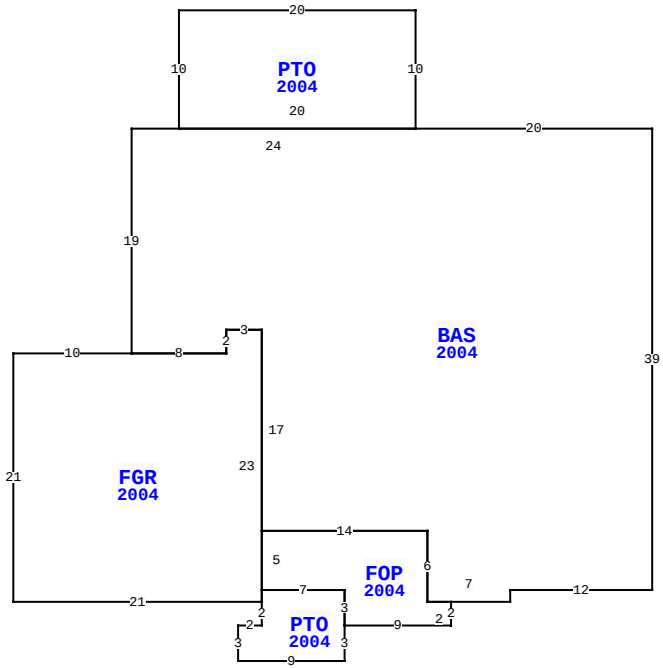
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,427	100	1,427	134,527
FGR	447	55	246	23,191
FOP	95	30	28	2,640
PTO	48	5	2	188
PTO	200	5	10	943
TOTALS	2,217		1,713	161,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	114.3450	103.20	176,782	2004	2004	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1427 HX Base Yr



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

86081 JORDAN CT, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	161,490
TOTAL MARKET OB/XF VALUE	6,903
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	218,393
SOH/AGL Deduction	21,834
ASSESSED VALUE	196,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,559
TOTAL JUST VALUE	218,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311810	NEW CONSTR	107,484	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/0970	7/12/2017	WD	Q	I	01	170,000
GRANTOR: WALLACE JUDY						
GRANTEE: KOREN RAFAEL H & OR						
1222/1435	4/15/2004	WD	Q	I		133,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WALLACE JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 PTO=[YR=2004] N10 W20 S10 E20 $ W24 S19
FGR=[YR=2004] W10 S21 E21 PTO=[YR=2004] S2 W2 S3 E9 N3
FOP=[YR=2004] E9 N2 W2 N6 W14 S5 E7 S3 $ N3 W7 S1 $ N23 W3
S2 W8 $ E8 N2 E3 S17 E14 S6 E7 N1 E12 N39 $.

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	0	0	0	847.00	SF	5.20	5.20	100	2004	2004	3	86	3,788	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 6,903

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	0		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