LOT 74
CARTESIAN POINTE #1 PB 6/345

HART BOYCE R
86073 JORDAN CT
YULEE, FL 32097

2023

09-2N-27-0230-0074-0000

BUILDING CHARACTERISTICS

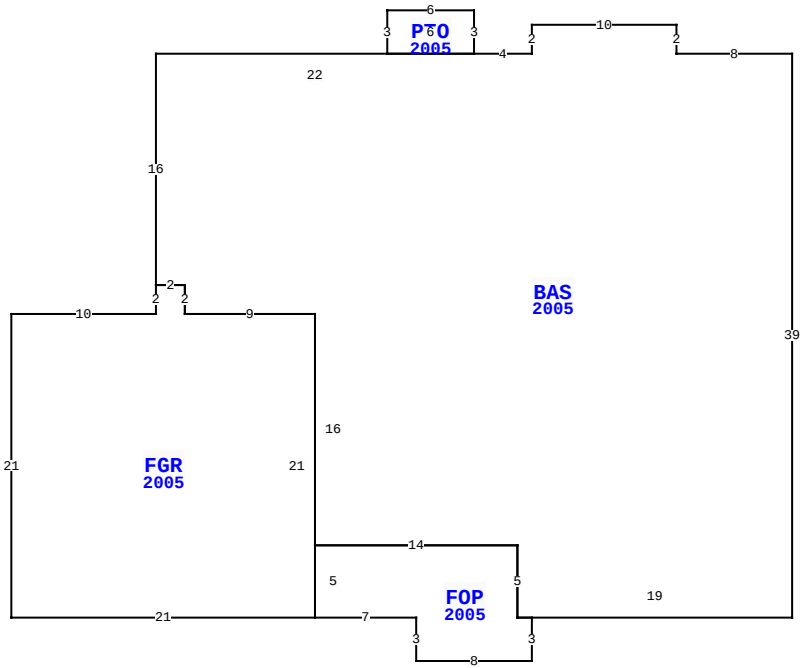
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,431	100	1,431	136,879
FGR	445	55	245	23,435
FOP	94	30	28	2,678
PTO	18	5	1	96
TOTALS	1,988		1,705	163,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,705	115.3950	104.14	177,559	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1431 HX Base Yr 2021



86073 JORDAN CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		163,088
TOTAL MARKET OB/XF VALUE		4,002
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		217,090
SOH/AGL Deduction		44,196
ASSESSED VALUE		172,894
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		117,894
TOTAL JUST VALUE		217,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413368	NEW CONSTR	108,887	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2362/1167	5/20/2020	WD	Q	I	01	191,500
GRANTOR: SIECKER BONNIE L						
GRANTEE: HART BOYCE R						
1312/1205	4/26/2005	WD	Q	I		140,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SIECKER BONNIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 N2 W10 S2 W4 PTO=[YR=2005] N3 W6 S3 E6$ W22 S16 FGR=[YR=2005] S2 W10 S21 E21 FOP=[YR=2005] E7 S3 E8 N3 W1 N5 W14 S5$ N21 W9 N2 W2$ E2 S2 E9 S16 E14 S5 E19 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	0812	CONCRETE C	0	100	0	0	1,150.00	SF	4.00	4.00	100	2005	2005	3	87	4,002	

LAND DESCRIPTION

TOTAL OB/XF 4,002

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 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