LOT 3
CARTESIAN POINTE #2 PB 7/35

MITCHELL CHRISTIAN S & ILVA
86164 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

09-2N-27-0231-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

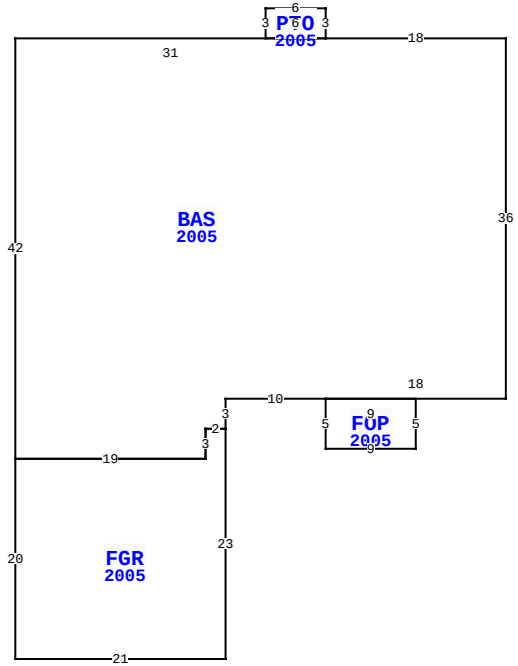
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,884	100	1,884	189,225
FGR	426	55	234	23,503
FOP	45	30	14	1,406
PTO	18	5	1	100
TOTALS	2,373		2,133	214,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	121.1672	109.35	233,244	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1884 HX Base Yr 2019



86164 CARTESIAN POINTE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,235
TOTAL MARKET OB/XF VALUE		9,647
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		273,882
SOH/AGL Deduction		73,837
ASSESSED VALUE		200,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,045
TOTAL JUST VALUE		273,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515130	ELEC OTHER	1,500	06/01/2005
M09499	MECH OTHER	0	03/01/2005
P09242	OTHER	0	03/01/2005
R07353	REPAIR/RRF	2,000	03/01/2005
B14784	NEW CONSTR	138,258	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1135	3/11/2022	QC	U	I	11	84,900
GRANTOR: MITCHELL CHRISTIAN S						
GRANTEE: MITCHELL CHRISTIAN						
2169/0121	1/05/2018	WD	Q	I	01	205,000
GRANTOR: STEELE DEBBY J & THAD						
GRANTEE: MITCHELL CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 PTO=[YR=2005] N3 W6 S3 E6$ W31 S42
FGR=[YR=2005] S20 E21 N23 W2 S3 W19$ E19 N3 E2 N3 E10
FOP=[YR=2005] S5 E9 N5 W9$ E18 N36$.

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	891.00	SF	5.20	5.20	100	2005	2005	3	87	4,031	
2	0755	FSP	0	100	36	12	432.00	SF	20.00	20.00	100	2013	2013	3	65	5,616	

LAND DESCRIPTION

TOTAL OB/XF 9,647

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 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