LOT 8
CARTESIAN POINTE #2 PB 7/35

DEES CHRISTOPHER G & JUSTINE M
86236 CARTESIAN POINTE DR
YULEE, FL 32097

2023

09-2N-27-0231-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

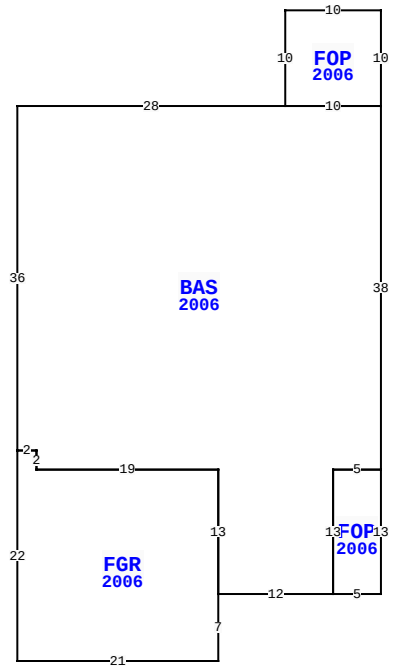
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,596	100	1,596	147,685
FGR	424	55	233	21,561
FOP	65	30	20	1,851
FOP	100	30	30	2,776
TOTALS	2,185		1,879	173,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,879	111.0291	100.20	188,276	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1596 HX Base Yr 2022



86236 CARTESIAN POINTE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,873
TOTAL MARKET OB/XF VALUE		3,780
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		227,653
SOH/AGL Deduction		31,746
ASSESSED VALUE		195,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,907
TOTAL JUST VALUE		227,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15956	NEW CONSTR	119,440	02/23/2006
E16384	ELEC OTHER	1,500	12/01/2005
M10749	TANKS/BLRS	0	12/01/2005
P10180	OTHER	0	10/01/2005
R08170	REPAIR/RRF	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/1820	1/29/2021	WD	Q	I	01	235,000
GRANTOR: WATSON RYAN FRANCIS &						
GRANTEE: DEES CHRISTOPHER G						
1905/0951	2/25/2014	WD	Q	I	02	139,000
GRANTOR: CARTER MARCUS O & TAR						
GRANTEE: WATSON RYAN FRANCIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E28 FOP=[YR=2006] N10 E10 S10 W10$ E10 S38
FOP=[YR=2006] S13 W5 N13 E5$ W5 S13 W12 FGR=[YR=2006] S7
W21 N22 E2 S2 E19 S13 $ N13 W19 N2 W2 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	826.00	SF	5.20	5.20	100	2006	2006	3	88	3,780	

LAND DESCRIPTION

TOTAL OB/XF 3,780

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