

LOT 19
IN OR 2145/566
CARTESIAN POINTE #2 PB 7/35

MALONE CHRISTOPHER J
86241 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

09-2N-27-0231-0019-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	05	AVERAGE 70	0100	01	1,884	116.3799	105.03	197,877	2005	2005	0	0	0	8.15	91.85	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2018													Heated Area: 1575														
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2018														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 60																												
Interior Floo	15	HARDTILE 40																												
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	1,575	100	1,575	151,940																										
FGR	445	55	245	23,635																										
FOP	65	30	20	1,930																										
FSP	100	40	40	3,859																										
PTO	80	5	4	386																										
TOTALS					2,265	1,884	181,750																							
EXTRA FEATURES					86241 CARTESIAN POINTE DR, YULEE																									
L N	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	688.00	SF	5.20	5.20	100	2005	2005	3	87	3,113																
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																														