

LOT 22
IN OR 2234/1392
CARTESIAN POINTE #2 PB 7/35

PROCHNOW MATTHEW C & STEPHANIE
86197 CARTESIAN POINTE DR
YULEE, FL 32097

2023

09-2N-27-0231-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

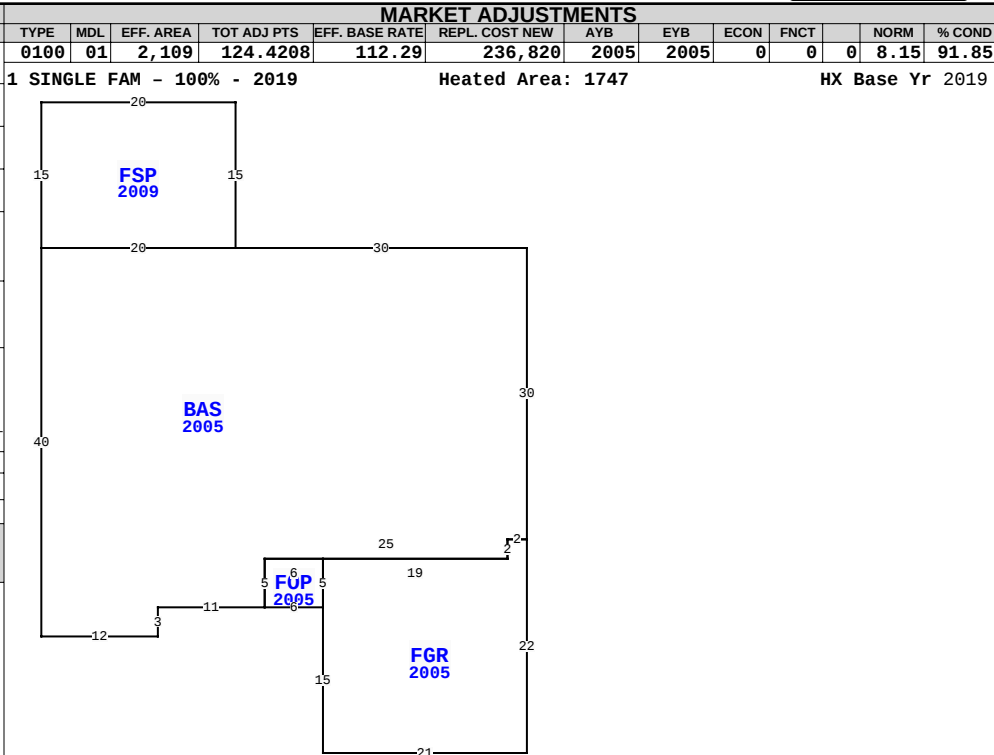
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	1,747	180,183
FGR	424	55	233	24,032
FOP	30	30	9	929
FSP	300	40	120	12,377

TOTALS	2,501		2,109	217,519
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE 03/15/2018 BY SBX



86197 CARTESIAN POINTE DR, YULEE

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2005	2005	3	87	3,637	
100	2008	2008	3	76	2,189	
100	2008	2008	3	76	456	

TOTAL OB/XF									
6,282									

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					217,519				
TOTAL MARKET OB/XF VALUE					6,282				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					273,801				
SOH/AGL Deduction					96,396				
ASSESSED VALUE					177,405				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					127,405				
TOTAL JUST VALUE					273,801				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					235,107				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22539	XFOB	6,000	06/01/2009
E14799	ELEC OTHER	1,500	04/01/2005
M09402	MECH OTHER	0	03/01/2005
B14543	NEW CONSTR	126,010	02/01/2005
P09072	OTHER	0	02/01/2005
R07211	REPAIR/RRF	2,000	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2234/1392	11/02/2018	WD	Q	I	01	217,500	
GRANTOR: DAMICO GERALD ALBERT							
GRANTEE: PROCHNOW MATTHEW C							
2081/0068	10/28/2016	WD	Q	I	01	168,500	
GRANTOR: HUNTER ELSIE LOUISE E							
GRANTEE: DAMICO GERALD ALBER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W30 FSP=[YR=2009] N15 W20 S15 E20\$ W20 S40 E12 N3 E11 FOP=[YR=2005] E6 FGR=[YR=2005] S15 E21 N22 W2 S2 W19 S5\$ N5 W6 S5\$ N5 E25 N2 E2 N30\$.									