

VELARDO EUGENE D & CAMILLE S
86902 CARTESIAN POINTE DRIVE
YULEE, FL 32097

09-2N-27-0231-0038-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall16WD FR STUC 30
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floor08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type Bedrooms04AIR DUCTED 100
Bathrooms3 100
2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	152,331
FGR	424	55	233	22,478
FOP	65	30	20	1,929
PTO	100	5	5	482

TOTALS2,1681,837177,220

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND010011,837113.2950102.25187,83320052010005.6594.35

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE177,220
TOTAL MARKET OB/XF VALUE3,660
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE230,880
SOH/AGL Deduction102,478
ASSESSED VALUE128,402
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE78,402
TOTAL JUST VALUE230,880
NCON VALUE0
INCOME VALUEPREVIOUS YEAR MKT VALUE192,783

PERMIT NUMDESCRIPTIONAMTISSUED20009043REPAIR/RRF8,25010/20/2020E15836ELEC OTHER1,50009/01/2005M10368MECH OTHER009/01/2005P09816OTHER008/01/2005R07919REPAIR/RRF2,00007/01/2005B15625NEW CONSTR119,44007/01/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE1370/090811/30/2005WDDQI192,314.100

GRANTOR: KB HOME JACKSONVILLE

GRANTEE :VELARDO EUGENE D & 1284/146512/30/2004WDUV192,314.100

GRANTOR: POINTE CARTESIAN LLC

GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W28 PTO=[YR=2005] N10 W10 S10 E10\$ W10 S37 FOP=[YR=2005] S13 E5 N13 W5\$ E5 S13 E12 FGR=[YR=2005] S8 E21 N22 W2 S2 W19 S12\$ N12 E19 N2 E2 N36\$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRLC ZONEFRONTDEPTHTOT LND UTUNITDTDPHFAC% CONDTOTADJ UNITPRICEADJ UNITPRICELANDVALUEOTHER ADJUSTMENTS AND NOTESTOTAL ACRESYEAR DENSITYDECLFRZYR CONSRV1000100CSFR100PUDE0.000.001.00LT1.001.001.0050,000.0050,000.0050,000PRINTED 08/02/2023 BY SYS