LOT 41
CARTESIAN POINTE #2 PB 7/35

86860 CARTESIAN POINTE DR TRST/UNCLE PETE'S LLC
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2023

09-2N-27-0231-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

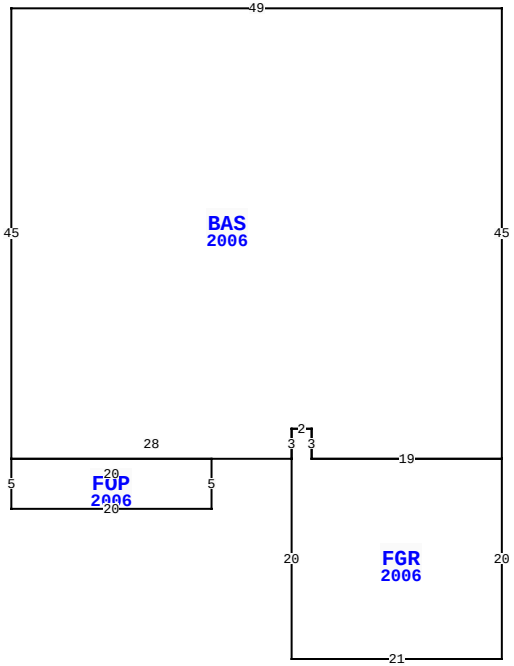
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,199	100	2,199	193,797
FGR	426	55	234	20,623
FOP	100	30	30	2,644
TOTALS	2,725		2,463	217,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,463	105.7392	95.43	235,044	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 2023 Heated Area: 2199 HX Base Yr



86860 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	217,063
TOTAL MARKET OB/XF VALUE	5,322
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	272,385
SOH/AGL Deduction	0
ASSESSED VALUE	272,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,385
TOTAL JUST VALUE	272,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16481	ELEC OTHER	1,500	01/01/2006
M10844	OTHER	0	12/01/2005
P10287	OTHER	0	11/01/2005
C15838	CO ISSUED	158,070	08/01/2005
R08083	REPAIR/RRF	2,000	08/01/2005
B15838	NEW CONSTR	158,070	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1268	7/01/2022	WD	U	I	11	100
GRANTOR: MOHLER JEFFREY L & CA						
GRANTEE: 86860 CARTESIAN POI						
1945/1707	10/29/2014	QC	U	I	11	108,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: MOHLER JEFFREY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W49 S45 FOP=[YR=2006] S5 E20 N5 W20$ E28
FGR=[YR=2006] S20 E21 N20 W19 N3 W2 S3$ N3 E2 S3 E19 N45$.

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	0	0	0	841.00	SF	5.20	5.20	100	2006	2006	3	88	3,848	
2	1242	WD DECK A	0	0	22	10	220.00	SF	10.00	10.00	100	2006	2006	3	31	682	
3	1076	TRELLIS A	0	0	22	10	220.00	SF	7.50	7.50	100	2006	2006	3	48	792	

LAND DESCRIPTION

TOTAL OB/XF 5,322

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/26/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS