LOT 42
IN OR 2038/65
CARTESIAN POINTE #2 PB 7/35

MONROE MARIA N & TIMOTHY
86846 CARTESIAN POINT DRIVE
YULEE, FL 32097

**2023**

**09-2N-27-0231-0042-0000**

## BUILDING CHARACTERISTICS

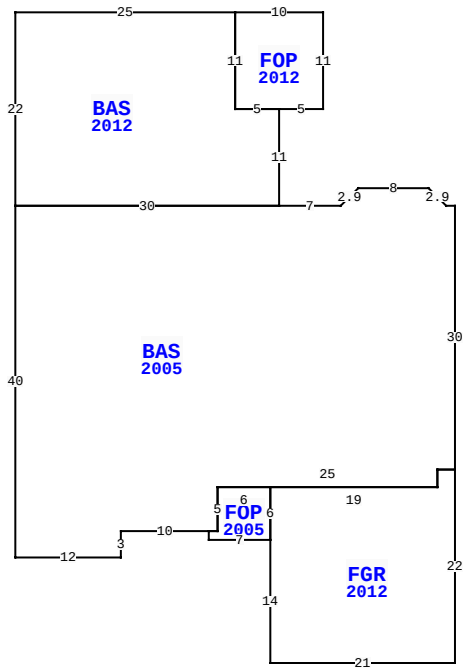
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,767 | 100 | 1,767 | 153,405 |
| BAS | 605 | 100 | 605 | 52,524 |
| FGR | 424 | 55 | 233 | 20,228 |
| FOP | 37 | 30 | 11 | 955 |
| FOP | 110 | 30 | 33 | 2,865 |
| TOTALS | 2,943 | | 2,649 | 229,977 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,649 | 104.7312 | 94.52 | 250,383 | 2005 | 2005 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2372 HX Base Yr 2019




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

86846 CARTESIAN POINTE DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 229,977 |
| TOTAL MARKET OB/XF VALUE | | 3,619 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 283,596 |
| SOH/AGL Deduction | | 113,556 |
| ASSESSED VALUE | | 170,040 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 120,040 |
| TOTAL JUST VALUE | | 283,596 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 234,766 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25972 | ADDITION | 63,930 | 05/01/2012 |
| E15835 | ELEC OTHER | 1,500 | 09/01/2005 |
| M10370 | MECH OTHER | 0 | 09/01/2005 |
| P09812 | OTHER | 0 | 08/01/2005 |
| R07969 | REPAIR/RRF | 2,000 | 07/01/2005 |
| B15687 | NEW CONSTR | 126,080 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2038/0065 | 4/04/2016 | WD | Q | I | 01 | 185,000 |
| GRANTOR: HICKS JONATHAN R & CA | | | | | | |
| GRANTEE: MONROE MARIA N & TI | | | | | | |
| 1369/1250 | 11/28/2005 | WD | Q | I | | 178,900 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: HICKS JONATHAN R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W1 U2 L2 W8 D2 L2 W7 BAS=[YR=2012] N11 FOP=[YR=2012] E5 N11 W10 S11 E5 $ W5 N11 W25 S22 E30 $ W30 S40 E12 N3 E10 FOP=[YR=2005] S1 E7 FGR=[YR=2012] S14 E21 N22 W2 S2 W19 S6 $ N6 W6 S5 W1 $ E1 N5 E25 N2 E2 N30 $.

## 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 | 800.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 3,619 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,619

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