LOT 43
CARTESIAN POINTE #2 PB 7/35

SATTERLUND KATIE M
86832 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

09-2N-27-0231-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

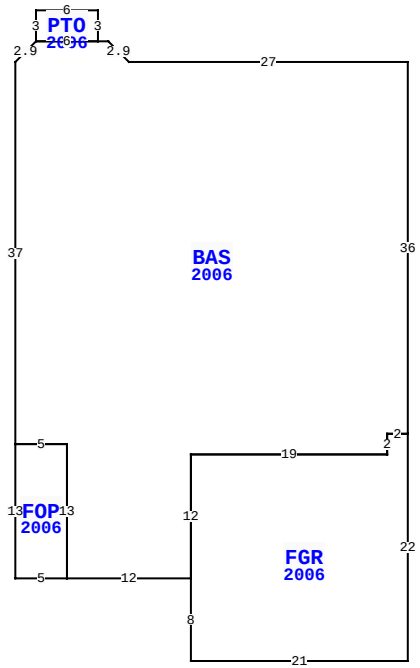
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,597	100	1,597	150,083
FGR	424	55	233	21,897
FOP	65	30	20	1,880
PTO	18	5	1	94
TOTALS	2,104		1,851	173,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	113.1900	102.15	189,080	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1597 HX Base Yr 2018



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

86832 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,954
TOTAL MARKET OB/XF VALUE		3,789
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		227,743
SOH/AGL Deduction		67,542
ASSESSED VALUE		160,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,201
TOTAL JUST VALUE		227,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15843	NEW CONSTR	119,440	01/27/2006
M10582	MECH OTHER	0	11/01/2005
E15670	ELEC OTHER	1,500	09/01/2005
P09960	OTHER	0	08/01/2005
R08088	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0450	7/22/2022	QC	U	I	11	100
GRANTOR: SATTERLUND RYAN						
GRANTEE: SATTERLUND KATIE						
2147/1659	9/22/2017	WD	Q	I	01	172,500
GRANTOR: SCALIO JUSTIN A & NAT						
GRANTEE: SATTERLUND RYAN H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 U2 L2 W1 PTO=[YR=2006] N3 W6 S3 E6$ W6 D2 L2 S37 FOP=[YR=2006] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2006] S8 E21 N22 W2 S2 W19 S12$ N12 E19 N2 E2 N36$.

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	828.00	SF	5.20	5.20	100	2006	2006	3	88	3,789	

LAND DESCRIPTION

TOTAL OB/XF 3,789

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