LOT 45
IN OR 1393/1547
CARTESIAN POINTE #2 PB 7/35

DANN DEBRA L
86802 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

09-2N-27-0231-0045-0000

BUILDING CHARACTERISTICS

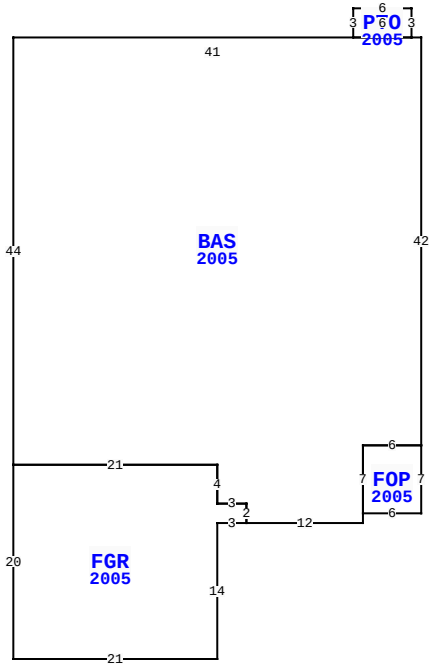
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,920	100	1,920	175,083
FGR	426	55	234	21,339
FOP	42	30	13	1,186
PTO	18	5	1	91
TOTALS	2,406		2,168	197,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	110.0001	99.28	215,239	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2007 Heated Area: 1920 HX Base Yr 2007



86802 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,697
TOTAL MARKET OB/XF VALUE		3,859
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		251,556
SOH/AGL Deduction		109,035
ASSESSED VALUE		142,521
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,521
TOTAL JUST VALUE		251,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16328	NEW CONSTR	140,086	02/28/2006
E16393	ELEC OTHER	1,500	12/01/2005
M10845	OTHER	0	12/01/2005
P10289	OTHER	0	11/01/2005
R08407	REPAIR/RRF	2,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1547	3/06/2006	WD	Q	I		206,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DANN DEBRA L						
1284/1465	12/30/2004	WD	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 PTO=[YR=2005] N3 W6 S3 E6 $ W41 S44
FGR=[YR=2005] S20 E21 N14 E3 N2 W3 N4 W21$ E21 S4 E3 S2 E12
N1 FOP=[YR=2005] E6 N7 W6 S7$ N7 E6 N42$.

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	853.00	SF	5.20	5.20	100	2005	2005	3	87	3,859	

TOTAL OB/XF 3,859

LAND DESCRIPTION

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