

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	12	HARDWOOD	60	
Interior Floor	14	CARPET	40	
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	1,901	100	1,901	177,541
FGR	445	55	245	22,882
FOP	50	30	15	1,401
FOP	110	30	33	3,082
TOTALS	2,506		2,194	204,905

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2007		Heated Area: 1901					HX Base Yr 2007	

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	STANDARD
Tax Dist:		
BUILDING MARKET VALUE		204,905
TOTAL MARKET OB/XF VALUE		4,018
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		258,923
SOH/AGL Deduction		112,317
ASSESSED VALUE		146,606
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		91,606
TOTAL JUST VALUE		258,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16484	ELEC OTHER	1,500	01/01/2006
M10846	OTHER	0	12/01/2005
P10286	OTHER	0	11/01/2005
C16055	CO ISSUED	138,258	09/01/2005
R08222	REPAIR/RRF	0	09/01/2005
B16055	NEW CONSTR	138,258	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1816	3/29/2006	WD	Q	I		244,700
GRANTOR: KB HOME JACKSONVILLE						
1284/1465	12/30/2004	WD	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

EXTRA FEATURES																						
L N	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			878.00	SF	5.20				5.20	100	2006	2006	3	88	4,018	

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

BUILDING NOTES									
86790 CARTESIAN POINTE DR, YULEE									

BUILDING DIMENSIONS									
BAS=[YR=2006] W22 FOP=[YR=2006] N10 W11 S10 E11\$ W28 S36 E9									
FOP=[YR=2006] S5 E10 N5 W10\$ E20 S3 FGR=[YR=2006] S23 E21									
N21 W19 N2 W2\$ E2 S2 E19 N41\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							