LOT 51
IN OR 2098/421
CARTESIAN POINTE #2 PB 7/35

NELSON MIRIAM
86706 CARTESIAN POINTE DR
YULEE, FL 32097

2023

09-2N-27-0231-0051-0000

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		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

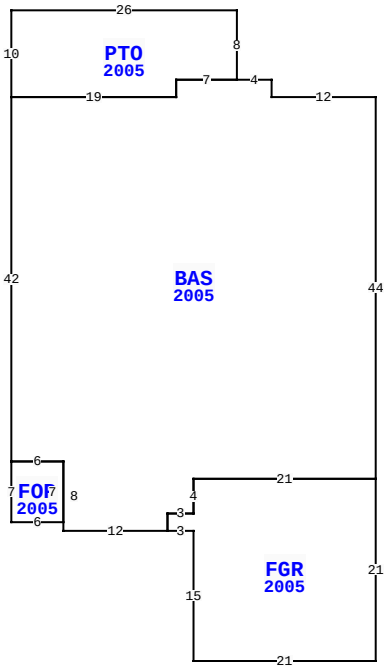
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1,942	175,430
FGR	447	55	246	22,222
FOP	42	30	13	1,175
PTO	246	5	12	1,084
TOTALS	2,677		2,213	199,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	108.9711	98.35	217,649	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1942 HX Base Yr 2018



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

86706 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,911
TOTAL MARKET OB/XF VALUE		3,628
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		253,539
SOH/AGL Deduction		74,807
ASSESSED VALUE		178,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,732
TOTAL JUST VALUE		253,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15364	ELEC OTHER	1,500	07/01/2005
M09975	MECH OTHER	0	07/01/2005
P0509471	OTHER	0	05/01/2005
R07558	REPAIR/RRF	2,000	04/01/2005
B15115	NEW CONSTR	140,086	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/0421	1/30/2017	WD	Q	I	01	179,000
GRANTOR: NEXT AUTOGAS LLC						
GRANTEE: NELSON MIRIAM						
2021/1192	10/22/2015	WD	U	I	37	124,500
GRANTOR: BCM PROPERTY HOLDINGS						
GRANTEE: NEXT AUTOGAS LLC						

BUILDING NOTES

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	802.00	SF	5.20	5.20	100	2005	2005	3	87	3,628	

BUILDING DIMENSIONS

BAS=[YR=2005] W12 N2 W4 PTO=[YR=2005] N8 W26 S10 E19 N2 E7$
W7 S2 W19 S42 FOP=[YR=2005] S7 E6 N7 W6$ E6 S8 E12
FGR=[YR=2005] E3 S15 E21 N21 W21 S4 W3 S2$ N2 E3 N4 E21 N44$
.

LAND DESCRIPTION

TOTAL OB/XF 3,628

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