



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 70	0100	01	2,233	115.6596	104.38	233,081	2006	2011	0	0	0	5.15	94.85	VALUATION BY													
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 0										Heated Area: 1884					HX Base Yr					STANDARD						
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					221,077											
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					4,269											
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					50,000											
Interior Floor	11	CLAY TILE 50											TOTAL MARKET VALUE					275,346											
Interior Floor	14	CARPET 50											SOH/AGL Deduction					24,575											
Air Condition	03	CENTRAL 100											ASSESSED VALUE					250,771											
Heating Type	04	AIR DUCTED 100						TOTAL EXEMPTION VALUE					0																
Bedrooms	3	100						BASE TAXABLE VALUE					250,771																
Bathrooms	2	100						TOTAL JUST VALUE					275,346																
Frame	02	WOOD FRAME 100						NCON VALUE					0																
Stories	1.	1. 100						INCOME VALUE																					
Units	0	100						PREVIOUS YEAR MKT VALUE					227,974																
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	1,884	100	1,884	186,524																									
FGR	426	55	234	23,167																									
FOP	50	30	15	1,485																									
FSP	250	40	100	9,900																									
TOTALS	2,610		2,233	221,077																									
EXTRA FEATURES					86721 CARTESIAN POINTE DR, YULEE										BLD DATE 03/20/2023 NW LGL DATE														
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	0	0	0	933.00	SF	5.20	5.20	100	2006	2006	3	88	4,269													