LOT 59
IN OR 2053/197
CARTESIAN POINTE #2 PB 7/35

PORTER DEBORAH A
86769 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

09-2N-27-0231-0059-0000

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	15	HARDTILE 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

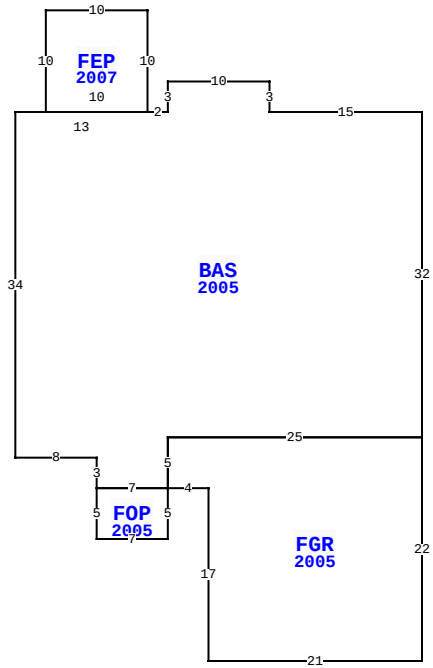
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100	1,361	136,773
FEP	100	80	80	8,039
FGR	482	55	265	26,631
FOP	35	30	10	1,005
TOTALS	1,978		1,716	172,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,716	121.6950	109.83	188,468	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1361 HX Base Yr 2017



86769 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		172,448
TOTAL MARKET OB/XF VALUE		4,072
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		226,520
SOH/AGL Deduction		87,842
ASSESSED VALUE		138,678
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,678
TOTAL JUST VALUE		226,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20741	WINDOWS	4,700	11/01/2007
M09403	MECH OTHER	0	03/01/2005
M09404	MECH OTHER	0	03/01/2005
B14542	NEW CONSTR	103,030	02/01/2005
E14431	ELEC OTHER	1,500	02/01/2005
P09025	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/0197	6/13/2016	WD	Q	I	01	160,000
GRANTOR: MCCARTHY JEANNETTE						
GRANTEE: PORTER DEBORAH A						
1683/1267	6/18/2010	QC	U	I	11	100
GRANTOR: MCCARTHY WALTER J & J						
GRANTEE: MCCARTHY JUNE L ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 N3 W10 S3 W2 FEP=[YR=2007] N10 W10 S10 E10$ W13 S34 E8 S3 FOP=[YR=2005] S5 E7 N5 W7$ E7 FGR=[YR=2005] E4 S17 E21 N22 W25 S5$ N5 E25 N32$.

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	900.00	SF	5.20	5.20	100	2005	2005	3	87	4,072	

LAND DESCRIPTION

TOTAL OB/XF 4,072

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	000134	C	SFR POND	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