

LOT 61
IN OR 1472/1793
CARTESIAN POINTE #2 PB 7/35

MORRIS VALTIOUS & KIM
86797 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

09-2N-27-0231-0061-0000



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	2,627	104.7312	94.52	248,304	2007	2007	0	0	7.15	92.85	STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2008													Heated Area: 2307													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2008													
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	2,307	100	2,307	202,467																									
FGR	424	55	233	20,448																									
FOP	80	30	24	2,106																									
FOP	209	30	63	5,529																									
TOTALS			3,020	2,627	230,550																								
EXTRA FEATURES			86797 CARTESIAN POINTE DR, YULEE																										
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220														
2	0811	CONCRETE B	0 100	0	0	794.00	SF	5.20	5.20	100	2007	2007	3	89	3,675														
TOTAL OB/XF 6,895																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													