



BUILDING CHARACTERISTICS	
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	15 HARDTILE 70
Interior Floor	14 CARPET 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

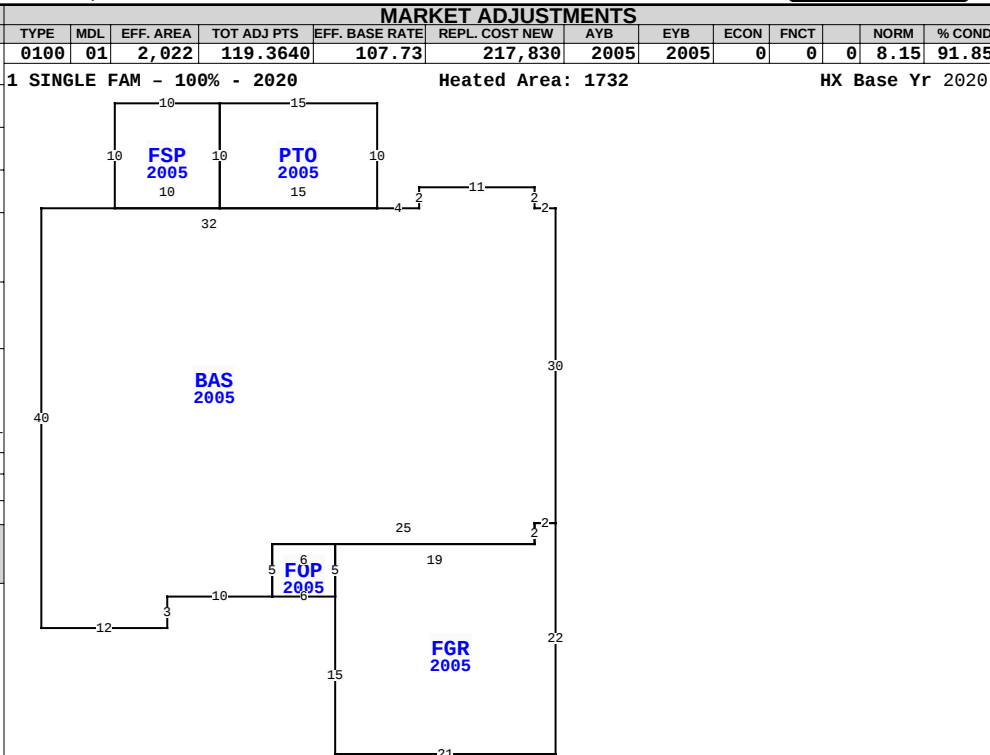
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	1,732	171,381
FGR	424	55	233	23,055
FOP	30	30	9	891
FSP	100	40	40	3,958
PTO	150	5	8	792

TOTALS	2,436	2,022	200,077
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0811	CONCRETE B	0 100	0	0	861.00	SF	5.20	5.20



86827 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			200,077
TOTAL MARKET OB/XF VALUE			5,695
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			255,772
SOH/AGL Deduction			63,013
ASSESSED VALUE			192,759
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			142,759
TOTAL JUST VALUE			255,772
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15940	ELEC OTHER	1,500	10/01/2005
M10428	MECH OTHER	0	10/01/2005
P09958	OTHER	0	08/01/2005
R08026	REPAIR/RRF	2,000	08/01/2005
B15763	NEW CONSTR	126,010	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2289/1595	7/08/2019	WD Q	I	02	
GRANTOR: JOHNSON JASON B & FOY					
GRANTEE: NELSON DONALD D & N					
2164/1677	12/13/2017	WD Q	I	01	
GRANTOR: WILLIAMS BRUCE E & JU					
GRANTEE: JOHNSON JASON B & F					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W2 N2 W11 S2 W4 PTO=[YR=2005] N10 W15									
FSP=[YR=2005] W10 S10 E10 N10\$ S10 E15\$ W32 S40 E12 N3 E10									
FOP=[YR=2005] E6 FGR=[YR=2005] S15 E21 N22 W2 S2 W19 S5\$ N5									
W6 S5\$ N5 E25 N2 E2 N30\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00