

LOT 33
IN OR 1661/633
CARTESIAN POINTE #3 PB 7/124

DIDOMENICO PAUL & MARTA
76072 TIDEVIEW LANE
YULEE, FL 32097

2024

08-2N-27-0232-0033-0000



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	11 CLAY TILE 50
Interior Floo	14 CARPET 50
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
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NEIGHBORHOOD/LOC	4050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	174,105
FGR	424	55	233	23,723
FOP	36	30	11	1,120
PTO	121	5	6	611
TOTALS	2,291		1,960	199,559

EXTRA FEATURES	
L N	OB/XF CODE
1	0811

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
CONCRETE B	0	0	0	861.00	SF	5.20	5.20	100	2006	2006	3	87	3,895	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,960	116.6886	110.85	217,266	2006	2006	0	0	8.15	91.85
1 SINGLE FAM - 0% - 0											
Heated Area: 1710											
HX Base Yr											

86573 CARTESIAN POINTE DR, YULEE

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

TOTAL OB/XF											
3,895											

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	199,559
TOTAL MARKET OB/XF VALUE	3,895
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	253,454
SOH/AGL Deduction	8,917
ASSESSED VALUE	244,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,537
TOTAL JUST VALUE	253,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0616954	C0 ISSUED	0	04/01/2006
B0616954	NEW CONSTR	0	04/01/2006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0616954	CO ISSUED	0	04/01/2006
B0616954	NEW CONSTR	0	04/01/2006

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W7 PTO=[YR=2006] N11 W11 S11 E11\$ W42 S30 FGR=[YR=2006] S22 E21 N14 FOP=[YR=2006] E6 N6 W6 S6\$ N6 W19 N2 W2\$ E2 S2 E25 S5 E10 S3 E12 N40\$.	