LOT 35
CARTESIAN POINTE #3 PB 7/124

O'GRADY EDWARD J IV & JESSICA
86545 CARTESIAN POINTE DRIVE
YULEE, FL 32097

**2024**

**08-2N-27-0232-0035-0000**

## BUILDING CHARACTERISTICS

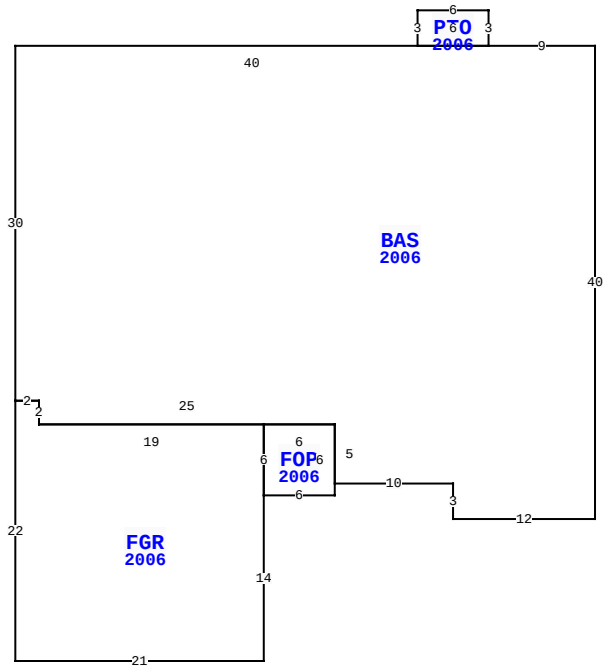
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 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 | 1,710 | 100 | 1,710 | 166,440 |
| FGR | 424 | 55 | 233 | 22,679 |
| FOP | 36 | 30 | 11 | 1,071 |
| PTO | 18 | 5 | 1 | 97 |
| TOTALS | 2,188 | | 1,955 | 190,287 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,955 | 111.5436 | 105.97 | 207,171 | 2006 | 2006 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 100% - 2015 Heated Area: 1710 HX Base Yr 2015




86545 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

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 190,287 |
| TOTAL MARKET OB/XF VALUE | | 3,809 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 244,096 |
| SOH/AGL Deduction | | 97,764 |
| ASSESSED VALUE | | 146,332 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 96,332 |
| TOTAL JUST VALUE | | 244,096 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 235,607 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C16955 | CO ISSUED | 0 | 01/01/2006 |
| B16955 | NEW CONSTR | 0 | 01/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2481/0590 | 6/17/2021 | WD | U | I | 11 | 100 |
| GRANTOR: O'GRADY EDWARD J IV | | | | | | |
| GRANTEE: O'GRADY EDWARD J IV | | | | | | |
| 1673/1409 | 4/06/2010 | WD | U | I | 12 | 130,100 |
| GRANTOR: THE BANK OF NEW YORK | | | | | | |
| GRANTEE: O'GRADY EDWARD J IV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W9 PTO=[YR=2006] N3 W6 S3 E6$ W40 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$.

## 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 | 842.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 87 | 3,809 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,809

| 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 | 000100 | C | SFR | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS