

LOT 37
IN OR 1433/1705
CARTESIAN POINTE #3 PB 7/124

MACK THAYER J & KIMBERLY C
86517 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2024

08-2N-27-0232-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 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
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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	1,705	100	1,705	161,371
FGR	429	55	236	22,336
FOP	36	30	11	1,042
PTO	100	5	5	474

TOTALS	2,270		1,957	185,221
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,957	110.0001	104.50	204,506	2006	2006	0	0	9.43	90.57
1 SINGLE FAM - 100% - 2007											
Heated Area: 1705											
HX Base Yr 2007											

86517 CARTESIAN POINTE DR, YULEE	BLD DATE	03/06/2007	DJ	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	0811	CONCRETE B	0	100	0	0			5.20	100	2006	2006	3	87	4,022	

TOTAL OB/XF										4,022						
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
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		185,221	
TOTAL MARKET OB/XF VALUE		4,022	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		239,243	
SOH/AGL Deduction		104,143	
ASSESSED VALUE		135,100	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		80,100	
TOTAL JUST VALUE		239,243	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,164	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000128	REPAIR/RRF	21,600	01/04/2022
C0617408	CO ISSUED	0	05/01/2006
B0617408	NEW CONSTR	0	05/01/2006
E17235	ELEC OTHER	1,500	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1433/1705	8/02/2006	WD	Q	I		216,200	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: MACK THAYER J & KIM							
1365/1872	11/09/2005	WD	U	V	19	1,589,000	
GRANTOR: POINTE CARTESIAN LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W7 PTO=[YR=2006] N10 W10 S10 E10\$W42 S29									
FGR=[YR=2006] S23 E21 N14 FOP=[YR=2006] E6 N6 W6 S6 \$N6 W18									
N3 W3\$ E3 S3 E24 S5 E10 S3 E12 N40\$.									