

LOT 46
IN OR 1679/1157
CARTESIAN POINTE #3 PB 7/124

HOFF ADAM WAYNE
86355 CARTESIAN POINTE DR
YULEE, FL 32097

2024

08-2N-27-0232-0046-0000



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 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	1,948	100	1,948	186,975
FGR	420	55	231	22,173
FOP	48	30	14	1,344
PTO	270	5	14	1,344
TOTALS	2,686		2,207	211,835

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	0	0	0		959.00	SF	5.20				4,339	

LAND DESCRIPTION		TOTAL OB/XF 4,339													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,207	110.0001	104.50	230,632	2006	2006	0	0	8.15	91.85
1 SINGLE FAM - 0% - 0 Heated Area: 1948 HX Base Yr											
86355 CARTESIAN POINTE DR, YULEE											
BLD DATE 03/20/2023 NW LGL DATE 02/06/2007 JM AG DATE 02/06/2007 JM											

86355 CARTESIAN POINTE DR, YULEE				XF DATE	02/06/2007		JM	LAND DATE		02/06/2007	JM
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
959.00	SF	5.20	5.20	100	2006	2006	3	87	4,339		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		211, 835	
TOTAL MARKET OB/XF VALUE		4, 339	
TOTAL LAND VALUE - MARKET		50, 000	
TOTAL MARKET VALUE		266, 174	
SOH/AGL Deduction		9, 306	
ASSESSED VALUE		256, 868	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		256, 868	
TOTAL JUST VALUE		266, 174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256, 737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17728	ELEC OTHER	1,500	07/01/2006
M11781	MECH OTHER	0	07/01/2006
C0617999	CO ISSUED	174,438	06/01/2006
B0617999	NEW CONSTR	174,438	06/01/2006
P0611275	OTHER	0	06/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1679/1157	4/26/2010	WD	U	I	12
GRANTOR: THE BANK OF NEW YORK					SALE PRICE 125,000
GRANTEE: HOFF ADAM WAYNE					
1664/1417	3/01/2010	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: THE BANK OF NEW YOR					

BUILDING NOTES															
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BUILDING DIMENSIONS															
PTO=[YR=2006] N11 W26 S9 E7 D2 R2 E 17\$ BAS=[YR=2006] W17 L2 U2 W9 D2 L2 W12S44 FGR=[YR=2006] S20 E21 N20 W21 \$ E21 S6 E15 FOP=[YR=2006] E6 N8 W6 S8\$ N8 E6 N42\$.															