LOT 52
IN OR 1954/1446
CARTESIAN POINTE #3 PB 7/124

CRIBB LEON D SR & SHEMILLE
86366 CARTESIAN POINT DR
YULEE, FL 32097

2024

08-2N-27-0232-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

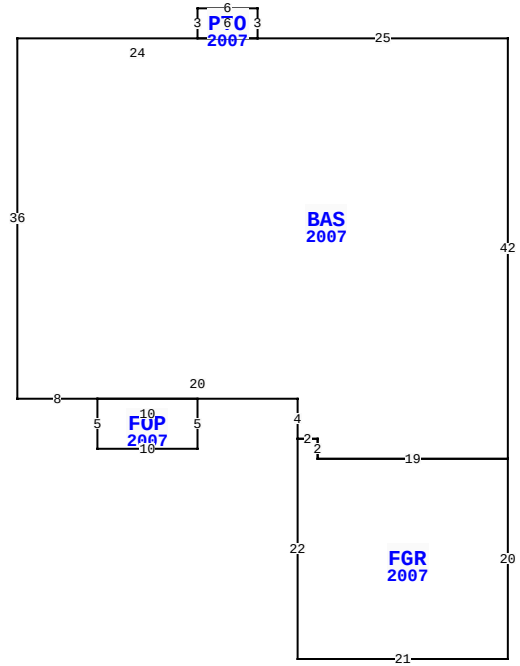
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	1,886	180,303
FGR	424	55	233	22,275
FOP	50	30	15	1,434
PTO	18	5	1	96
TOTALS	2,378		2,135	204,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	108.9711	103.52	221,015	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1886 HX Base Yr



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

86366 CARTESIAN POINTE DR, YULEE

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	0	0	0	840.00	SF	5.20	5.20	100	2007	2007	3	88	3,844	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,107
TOTAL MARKET OB/XF VALUE	3,844
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	257,951
SOH/AGL Deduction	9,035
ASSESSED VALUE	248,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,916
TOTAL JUST VALUE	257,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002561	REPAIR/RRF	17,000	02/15/2022
E18928	ELEC OTHER	1,500	03/01/2007
M12798	MECH OTHER	0	03/01/2007
C19463	CO ISSUED	0	02/01/2007
C19463	CO ISSUED	0	02/01/2007
P12145	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/1446	12/29/2014	WD	Q	I	01	143,000
GRANTOR: SOM ANTHONY K & JENNI						
GRANTEE: CRIBB LEON D SR & S						
1509/0018	6/29/2007	WD	Q	I		182,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SOM ANTHONY K & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 PTO=[YR=2007] N3 W6 S3 E6$ W24 S36 E8
FOP=[YR=2007] S5 E10 N5 W10$ E20 S4 FGR=[YR=2007] S22 E21
N20 W19 N2 W2$ E2 S2 E19 N42$.

LAND DESCRIPTION

TOTAL OB/XF 3,844

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	0	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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS