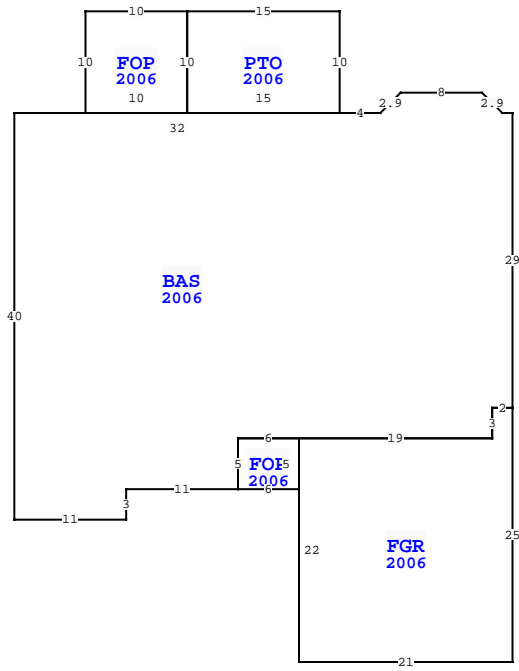


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 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	1,725	100	1,725	165,572
FGR	468	55	257	24,668
FOP	30	30	9	864
FOP	100	30	30	2,879
PTO	150	5	8	768
TOTALS	2,473		2,029	194,750

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,029	110.0001	104.50	212,030	2006	2006	0	0	0	8.15	91.85
1 SINGLE FAM - 0% - 0 Heated Area: 1725 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			194,750
TOTAL MARKET OB/XF VALUE			3,755
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			248,505
SOH/AGL Deduction			8,782
ASSESSED VALUE			239,723
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			239,723
TOTAL JUST VALUE			248,505
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18155	ELEC OTHER	1,500	10/01/2006
M12158	MECH OTHER	0	10/01/2006
C18514	CO ISSUED	0	09/01/2006
R09711	REPAIR/RRF	2,000	09/01/2006
B18514	NEW CONSTR	157,674	09/01/2006
P11568	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/0899	5/15/2013	WD Q	Q	I	02	125,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: AMERICAN HOMES 4 RE						
1825/0793	11/16/2012	CT U	I	18		100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

EXTRA FEATURES																
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	830.00	SF	5.20	5.20	100	2006	2006	3	87	3,755	

86380 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE	06/27/2007	JM	LAND DATE	06/27/2007
INC DATE			AG DATE	JM

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W1 L2 U2 W8 D2 L2 W4 PTO=[YR=2006] N10 W15	
FOP=[YR=2006] W10 S10 E10 N10\$ S10 E15\$ W32 S40 E11 N3 E11	
FOP=[YR=2006] E6 N5 W6 S5 \$ N5 E6 FGR=[YR=2006] S22 E21 N25	
W2 S3 W19\$ E19 N3 E2 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF													3,755									
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	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							