

LOT 58  
IN OR 1453/1  
CARTESIAN POINTE #3 PB 7/124

THOMAS CATHERINE L  
86440 CARTESIAN POINTE DRIVE  
YULEE, FL 32097

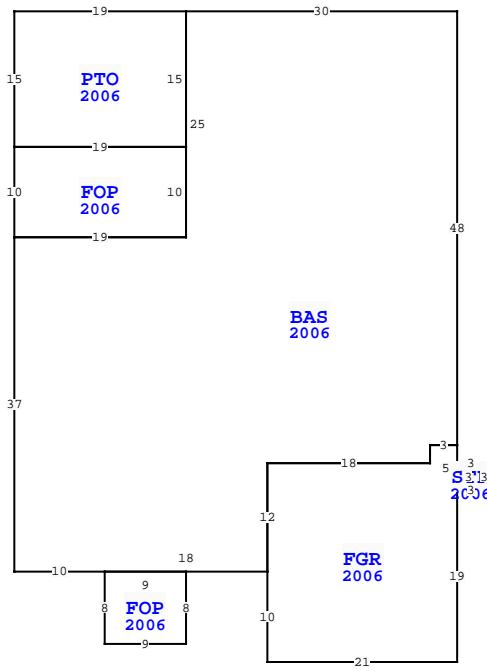
2024

08-2N-27-0232-0058-0000



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		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	2,305	100	2,305	210,634
FGR	468	55	257	23,485
FOP	72	30	22	2,011
FOP	190	30	57	5,209
PTO	285	5	14	1,279
STP	9	10	1	91
TOTALS	3,329		2,656	242,709

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,656	104.7312	99.49	264,245	2006	2006	0	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2018 Heated Area: 2305 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	242,709			
TOTAL MARKET OB/XF VALUE	3,547			
TOTAL LAND VALUE - MARKET	62,500			
TOTAL MARKET VALUE	308,756			
SOH/AGL Deduction	1,890			
ASSESSED VALUE	306,866			
TOTAL EXEMPTION VALUE	13	306,866		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	308,756			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	297,928			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611656	H/AC	0	06/01/2006
E0617486	ELEC OTHER	1,500	06/01/2006
C17550	CO ISSUED	0	05/01/2006
B17550	NEW CONSTR	0	05/01/2006
P11147	OTHER	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/0001	10/18/2006	WD	Q	I		287,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: THOMAS DONALD R & C						
1391/1642	2/27/2006	WD	U	V	19	1,240,200
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

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	100	0	0			5.20	100	2006	2006	3	87	3,547	

BLD DATE		03/20/2023	NW	LGL DATE	
XF DATE	02/27/2007	JM	LAND DATE	02/27/2007	JM
INC DATE			AG DATE		

BUILDING NOTES	
BAS=[YR=2006;ORIG=0,0] W30 S25 W19 S37 E10 E18 N12 E18 N2 E3 N48 \$	
FGR=[YR=2006;ORIG=-21,62] S10 E21 N19 N5 W3 S2 W18 S12 \$	
PTO=[YR=2006;ORIG=-30,0] W19 S15 E19 N15 \$	
FOP2006=[ORIG=-49,15] S10 E19 N10 W19 \$	
FOP=[YR=2006;ORIG=-39,62] S8 E9 N8 W9 \$	
STP=[YR=2006;ORIG=0,53] E3 N3 W3 S3 \$	

LAND DESCRIPTION													TOTAL OB/XF												
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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	50,000.00	62,500.00	62,500								