

LOT 61
IN OR 1473/1950
CARTESIAN POINTE #3 PB 7/124

STEWART PHYLLIS E
86506 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2024

08-2N-27-0232-0061-0000

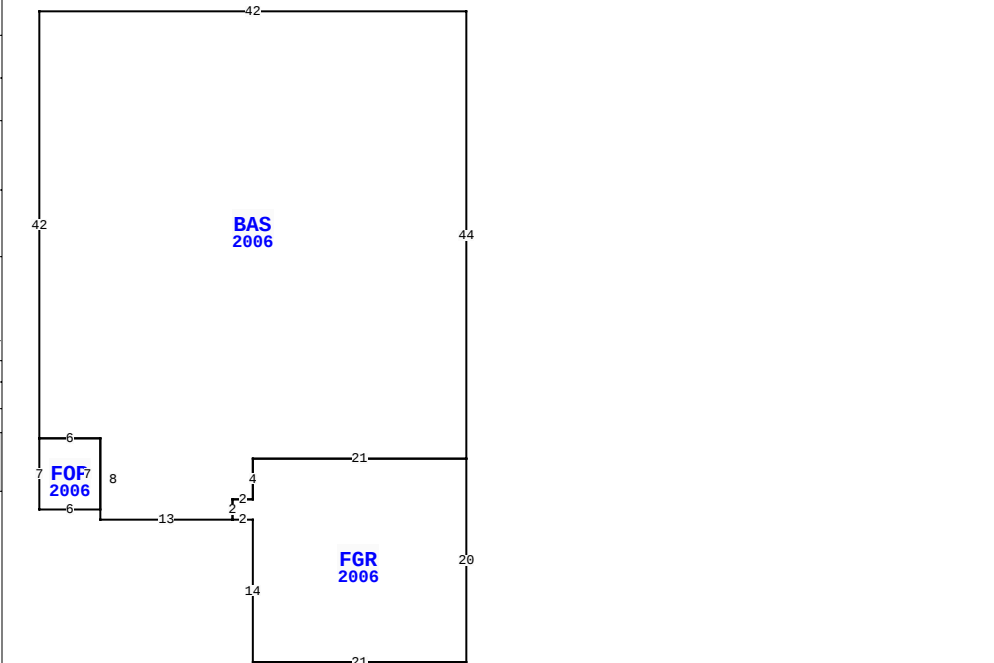


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,922	100	1,922	187,233
FGR	424	55	233	22,698
FOP	42	30	13	1,267

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,168	111.6465	106.06	229,938	2006	2006	0	0	0	8.15	91.85	
1 SINGLE FAM - 100% - 2007				Heated Area: 1922				HX Base Yr 2007					



TOTALS	2,388		2,168	211,198
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3
2	0810	CONCRETE A	0 100	0	0	200.00	SF	6.50	6.50	100	2006	2006	3
3	0855	CONC PAVER	0 100	0	0	700.00	SF	10.00	10.00	100	2006	2006	3
4	0855	CONC PAVER	0 100	36	3	108.00	SF	10.00	10.00	100	2006	2006	3

86506 CARTESIAN POINTE DR, YULEE										BLD DATE	03/20/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												211,198	
TOTAL MARKET OB/XF VALUE												11,311	
TOTAL LAND VALUE - MARKET												50,000	
TOTAL MARKET VALUE												272,509	
SOH/AGL Deduction												118,297	
ASSESSED VALUE												154,212	
TOTAL EXEMPTION VALUE												100,000	
BASE TAXABLE VALUE												54,212	
TOTAL JUST VALUE												272,509	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												263,176	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18519	NEW CONSTR	0	05/01/2006
C18519	C0 ISSUED	0	05/01/2006
C17553	C0 ISSUED	0	05/01/2006
B17553	NEW CONSTR	0	05/01/2006
E17323	ELEC OTHER	1,500	05/01/2006
M11530	OTHER	0	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1473/1950	1/24/2007	WD	Q	I		191,000	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: STEWART PHYLLIS E							
1365/1872	11/09/2005	WD	U	V	19	1,589,000	
GRANTOR: POINTE CARTESIAN LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2006] W42 S42 FOP=[YR=2006] S7 E6 N7 W6 \$ E6 S8 E13 FGR=[YR=2006] E2 S14 E21 N20 W21 S4 W2 S2 \$ N2 E2 N4 E21 N44 \$.													