

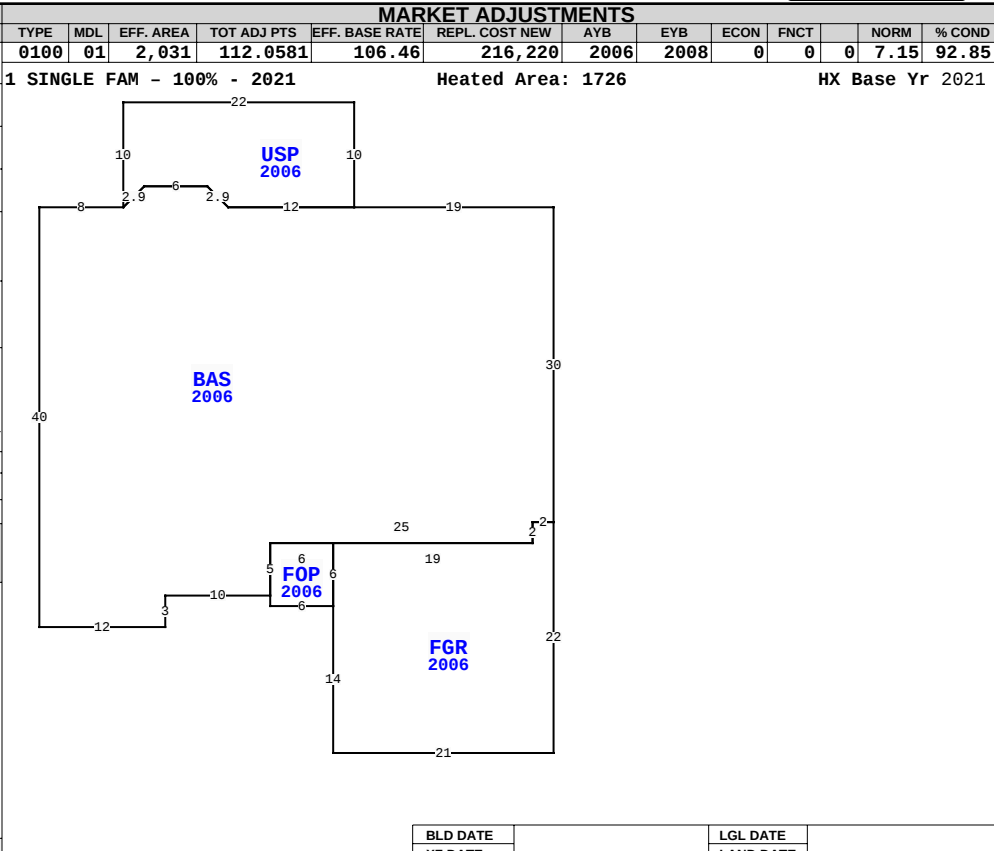


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	1,726	100	1,726	170,612
FGR	424	55	233	23,031
FOP	36	30	11	1,087
USP	204	30	61	6,030
TOTALS	2,390		2,031	200,760

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	811.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	0	0	776.00	SF	10.00	10.00	



86520 CARTESIAN POINTE DR, YULEE											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				200,760	
TOTAL MARKET OB/XF VALUE				11,429	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				262,189	
SOH/AGL Deduction				57,969	
ASSESSED VALUE				204,220	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				154,220	
TOTAL JUST VALUE				262,189	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				239,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617247	CO ISSUED	0	04/01/2006
B0617247	NEW CONSTR	0	04/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2600/0397	11/01/2022	LE	U	I	11
GRANTOR: GERSON STEVEN L & LIS					
GRANTEE: GERSON STEVEN L & L					
2397/0213	9/30/2020	WD	Q	I	01
GRANTOR: BARNACK JOSHUA & NICO					
GRANTEE: GERSON STEVEN L & L					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2006;ORIG=0,0] W19 W12 U2L2 W6 D2L2 W8 S40 E12 N3 E10 N5 E25 N2 E2 N30 \$											
FGR=[YR=2006;ORIG=-21,38] S14 E21 N22 W2 S2 W19 S6 \$											
USP=[YR=2006;ORIG=-19,0] N10 W22 S10 U2R2 E6 D2R2 E12 \$											
FOP=[YR=2006;ORIG=-27,37] S1 E6 N6 W6 S5 \$											

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	100	0003	PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF 11,429											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	50,000.00	50,000.00	50,000								