LOT 64
CARTESIAN POINTE #3 PB 7/124

GUERRIER FLORENT & CHRISTINA C
65068 MOSSY CREEK LN
YULEE, FL 32097

2024

08-2N-27-0232-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

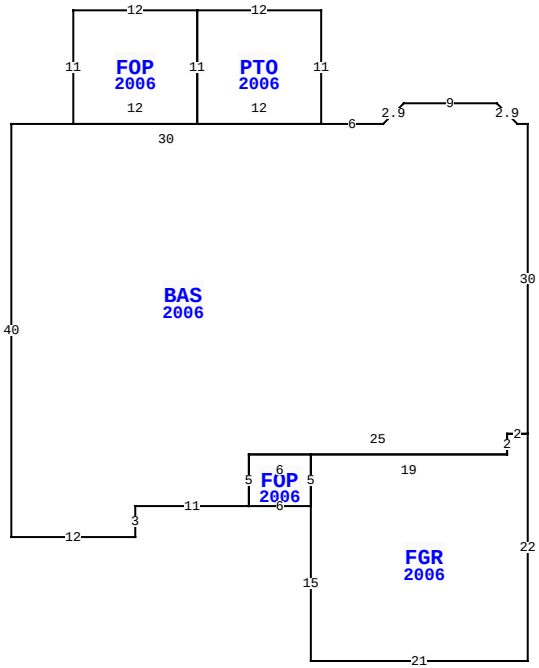
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,769	100	1,769	172,466
FGR	424	55	233	22,716
FOP	30	30	9	877
FOP	132	30	40	3,900
PTO	132	5	7	683
TOTALS	2,487		2,058	200,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,058	112.1610	106.55	219,280	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1769 HX Base Yr



86550 CARTESIAN POINTE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	200,641
TOTAL MARKET OB/XF VALUE	3,714
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	254,355
SOH/AGL Deduction	8,894
ASSESSED VALUE	245,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,461
TOTAL JUST VALUE	254,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17026	CO ISSUED	0	01/01/2006
B17026	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/0341	6/09/2020	QC	U	I	11	81,000
GRANTOR: GUERRIER CHRISTINA C						
GRANTEE: GUERRIER FLORENT &						
2220/1356	8/29/2018	WD	Q	I	02	204,000
GRANTOR: ROBERTSON MATTHEW J						
GRANTEE: GUERRIER CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 U2 L2 W9 D2 L2 W6 PTO=[YR=2006] N11 W12 FOP=[YR=2006] W12 S11 E12 N11$ S11 E12$ W30 S40 E12 N3 E11 FOP=[YR=2006] E6 FGR=[YR=2006] S15 E21 N22 W2 S2 W19 S5$ N5 W6 S5$ N5 E25 N2 E2 N30 $.

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	821.00	SF	5.20	5.20	100	2006	2006	3	87	3,714	

LAND DESCRIPTION

TOTAL OB/XF 3,714

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS