LOT 65
IN OR 1416/1966
CARTESIAN POINTE #3 PB 7/124

MURRIN ROBERT R & PAULETTE
86564 CARTESIAN POINT DRIVE
YULEE, FL 32097

2024

08-2N-27-0232-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

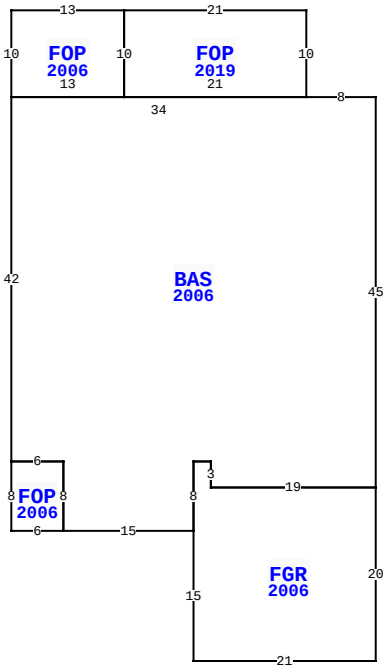
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,941	100	1,941	184,556
FGR	426	55	234	22,250
FOP	48	30	14	1,331
FOP	130	30	39	3,708
FOP	210	30	63	5,990
TOTALS	2,755		2,291	217,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,291	108.9711	103.52	237,164	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1941 HX Base Yr



86564 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		217,835
TOTAL MARKET OB/XF VALUE		3,768
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		271,603
SOH/AGL Deduction		0
ASSESSED VALUE		271,603
TOTAL EXEMPTION VALUE	13	271,603
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		271,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618096	REPAIR/RRF	1,900	10/31/2006
C0617025	CO ISSUED	0	01/01/2006
B0617025	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1966	6/05/2006	WD	Q	I		218,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MURRIN ROBERT R & P						
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] W8 FOP=[YR=2019] N10 W21 FOP=[YR=2006] W13 S10 E13 N10$ S10 E21$ W34 S42 FOP=[YR=2006] S8 E6 N8 W6$ E6 S8 E15 FGR=[YR=2006] S15 E21 N20 W19 N3 W2 S8$ N8 E2 S3 E19 N45$.

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	100	0	0	833.00	SF	5.20	5.20	100	2006	2006	3	87	3,768	

LAND DESCRIPTION

TOTAL OB/XF 3,768

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	100	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 03/23/2020 BY NWP Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS