LOT 70
CARTESIAN POINTE #3 PB 7/124

IBANEZ MERVIN ROSS G & KIMBERLY C
86624 CARTESIAN POINTE DR
YULEE, FL 32097

2024

08-2N-27-0232-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

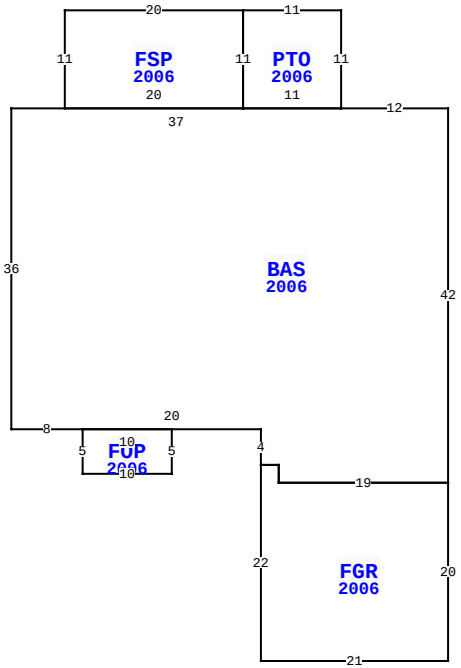
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,886	100	1,886	188,144
FGR	424	55	233	23,244
FOP	50	30	15	1,496
FSP	220	40	88	8,779
PTO	121	5	6	599
TOTALS	2,701		2,228	222,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	114.3219	108.61	241,983	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1886 HX Base Yr 2024



86624 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		222,261
TOTAL MARKET OB/XF VALUE		4,031
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,292
SOH/AGL Deduction		0
ASSESSED VALUE		276,292
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,292
TOTAL JUST VALUE		276,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617107	CO ISSUED	0	03/01/2006
B0617107	NEW CONSTR	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/660	4/29/2024	WD	Q	I	01	340,000
GRANTOR: GAIKWAD AJAY P & PARI						
GRANTEE: IBANEZ MERVIN ROSS						
2646/1748	6/09/2023	WD	Q	I	01	340,000
GRANTOR: KELLY SUE ELLEN &						
GRANTEE: GAIKWAD AJAY P & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 PTO=[YR=2006] N11 W11 FSP=[YR=2006] W20 S11 E20 N11$ S11 E11$ W37 S36 E8 FOP=[YR=2006] S5 E10 N5 W10$ E20 S4 FGR=[YR=2006] S22 E21 N20 W19 N2 W2$ E2 S2 E19 N42$.

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	891.00	SF	5.20	5.20	100	2006	2006	3	87	4,031	

LAND DESCRIPTION

TOTAL OB/XF 4,031

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 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