LOT 71
IN OR 1409/598 & OR 1939/1763
CARTESIAN POINTE #3 PB 7/124

PENISTER LESLEY R
86634 CARTESIAN POINT DRIVE
YULEE, FL 32097

2024

08-2N-27-0232-0071-0000

BUILDING CHARACTERISTICS

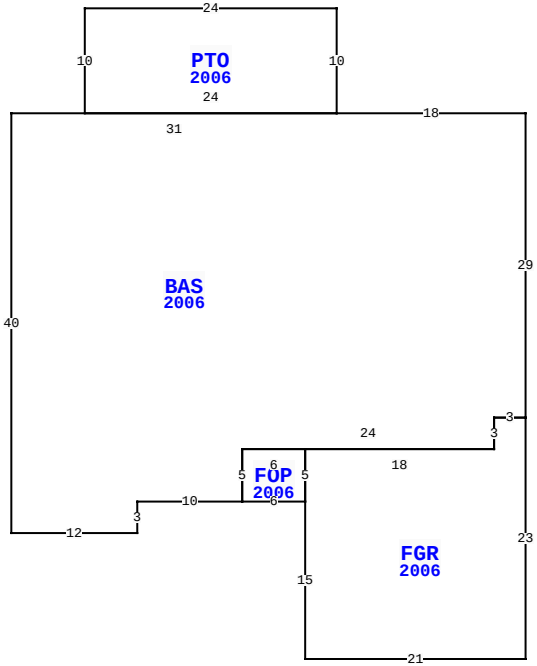
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,705	100	1,705	171,607
FGR	429	55	236	23,753
FOP	30	30	9	906
PTO	240	5	12	1,208
TOTALS	2,404		1,962	197,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	115.3509	109.58	214,996	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2007 Heated Area: 1705 HX Base Yr 2007



86634 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023	NW	LGL DATE
XF DATE	03/06/2007	DJ	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,474
TOTAL MARKET OB/XF VALUE		4,167
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		251,641
SOH/AGL Deduction		109,833
ASSESSED VALUE		141,808
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,808
TOTAL JUST VALUE		251,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516796	CO ISSUED	126,010	11/01/2005
B0516796	NEW CONSTR	126,010	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1939/1763	7/31/2014	QC	U	I	11	100
GRANTOR: PENISTER DEIRDRE L						
GRANTEE: PENISTER LESLEY R						
1409/0598	5/03/2006	WD	Q	I		211,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PENISTER LESLEY R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 PTO=[YR=2006] N10 W24 S10 E24$ W31 S40 E12 N3 E10 FOP=[YR=2006] E6 FGR=[YR=2006] S15 E21 N23 W3 S3 W18 S5$ N5 W6 S5$ N5 E24 N3 E3 N29$.

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	921.00	SF	5.20	5.20	100	2006	2006	3	87	4,167	

LAND DESCRIPTION

TOTAL OB/XF 4,167

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