

GIRGIS COREY IRREV TRUST/ATEN CATHY L TRUSTEE
86057 CARTESIAN POINTE DR
YULEE, FL 32097

09-2N-27-0230-0060-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 90
08SHT VINYL 10
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

04Quality Level 04
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4050.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,5121001,512147,554
FGR4665525624,982
FOP9530282,733
PTO10055488
TOTALS2,1731,801175,757

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEBYECONFNCTNORM% COND
0100011,801113.2950107.63193,84220042004009.3390.67

1 SINGLE FAM - 100% - 2015Heated Area: 1512HX Base Yr 2015

The diagram shows a complex building footprint with several labeled areas: BAS 2004 (the main rectangular base), FGR 2004 (a smaller rectangle attached to the right side), FOP 2004 (a small rectangular extension at the bottom left), and PTO 2004 (a small rectangular extension at the top center). Dimensions are provided for various segments of the perimeter.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE
SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

PERMIT NUMDESCRIPTIONAMTISSUED
B0412274NEW CONSTR107,48402/01/2004
P047610NEW CONSTR002/01/2004
R045815REPAIR/RRF2,00002/01/2004

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CDPRICE
1924/00856/20/2014SWU111100

GRANTOR: GIRGIS ROGER M TRUSTE
GRANTEE: ATEN CATHY L TRUSTE
1890/065611/20/2013WDQI02125,000
GRANTOR: ALDERMAN PAUL JR & MA
GRANTEE: GIRGIS ROGER M TRUS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PT0=[YR=2004] N10 W10 S10 E10\$ W12 N2 W10 S2 W8 S40 E12 S1 E6 FOP=[YR=2004] S2 E9 N3 E7 FGR=[YR=2004] E21 N22 W19 N2 W2 S24\$ N5 W14 S6 W2\$ E2 N6 E14 N19 E2 S2 E9 N18\$.

LAND DESCRIPTION

TOTAL OB/XF3,551

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPED TDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CSFR1000003PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE05/12/2019BYKBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS