

SELLERS EVELYN
86083 CARTESIAN POINTE DRIVE
YULEE, FL 32097

09-2N-27-0230-0062-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 70

Exterior Wall16WD FR STUC 30

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1.1.100
0100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4050.00

TOTALS2,2721,959185,616

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10811CONCRETE B01000SF5.20856.005.20100200420043843,739

MARKEADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0100011,959110.0001104.50204,71620042004009.3390.67

1 SINGLE FAM - 100% - 2006Heated Area: 1710HX Base Yr 2006

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUER185,616

TOTAL MARKET OB/XF VALUES3,739

TOTAL LAND VALUE - MARKETS50,000

TOTAL MARKET VALUE239,355

SOH/AGL Deduction104,023

ASSESSED VALUE135,332

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE80,332

TOTAL JUST VALUE239,355

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE231,495

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSNCDSALE PRICE

1288/00021/14/2005WDQI170,000

GRANTOR:WERLING PAUL J & KARE

GRANTEE:SELLERS MICHAEL & E

1284/033412/29/2004WDXI139,700

GRANTOR:KB HOME JACKSONVILLE

GRANTEE:WERLING PAUL J & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W32 W10 W7 S40 E12 N3 E8 E2 N5 E6 E19 N2 E2 N30 \$
FGR=[YR=2004;ORIG=-21,38] S14 E21 N22 W2 S2 W19 S6 \$
PTO=[YR=2004;ORIG=-32,0] N10 W10 S10 E10 \$
FOP=[YR=2004;ORIG=-29,37] S1 E8 N6 W6 S5 W2 \$

LAND DESCRIPTIONTOTAL OB/XF3,739

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHF ACT% COND TOT ADJTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE04/11/2024BYKWA

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