

LOT 66  
IN OR 1235/635 & OR 1882/1529  
CARTESIAN POINTE #1 PB 6/345

HABLE VINCENT F  
86120 CARTESIAN POINTE DR  
YULEE, FL 32097

2024

09-2N-27-0230-0066-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

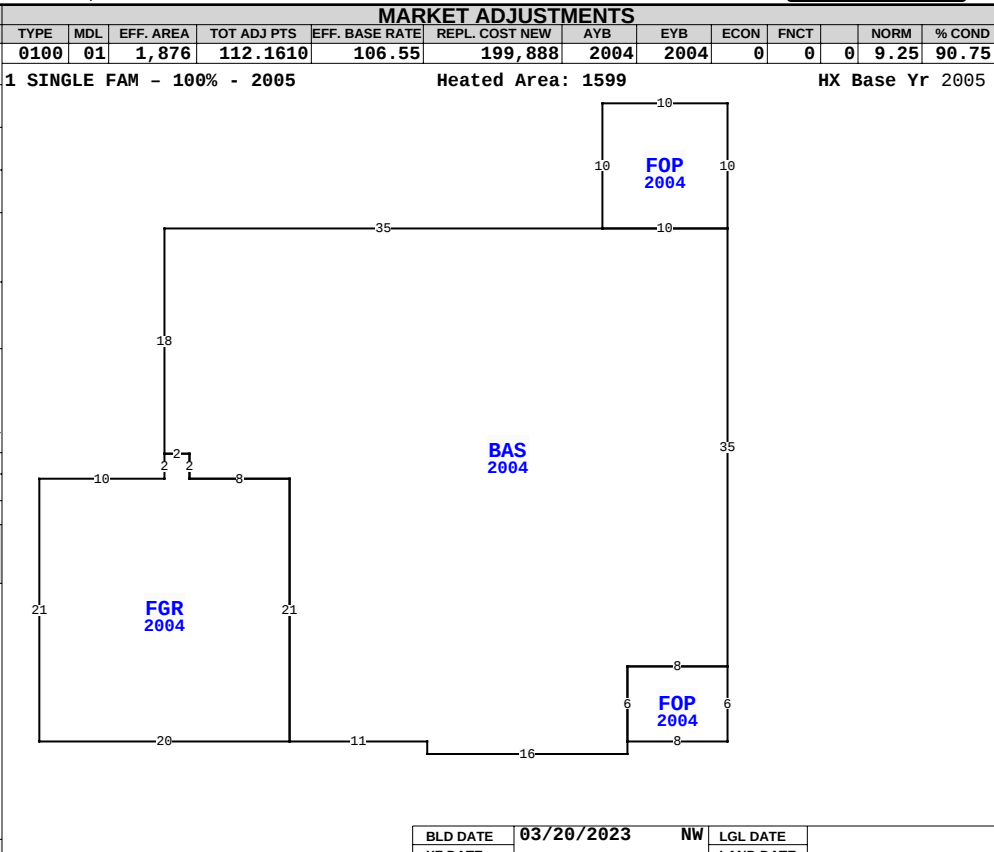
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4050.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,599            | 100         | 1,599        | 154,613              |
| FGR       | 424              | 55          | 233          | 22,530               |
| FOP       | 48               | 30          | 14           | 1,354                |
| FOP       | 100              | 30          | 30           | 2,901                |
| TOTALS    | 2,171            |             | 1,876        | 181,398              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |             |   |        |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND |
| 1              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 849.00 | SF | 5.20  | 5.20           | 100       | 2004    | 2004        | 3 | 84     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |

REVIEW DATE 05/12/2019 BY KBA



|                                  |  |  |  |  |  |  |  |  |  |          |            |    |           |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|----------|------------|----|-----------|--|
| 86120 CARTESIAN POINTE DR, YULEE |  |  |  |  |  |  |  |  |  | BLD DATE | 03/20/2023 | NW | LGL DATE  |  |
|                                  |  |  |  |  |  |  |  |  |  | XF DATE  |            |    | LAND DATE |  |
|                                  |  |  |  |  |  |  |  |  |  | INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,708       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00      Total Land Value: 50,000      Market: 0      Agricultural: 0      Common: 50,000

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 181,398     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,708       |        |
| TOTAL LAND VALUE - MARKET |  | 50,000      |        |
| TOTAL MARKET VALUE        |  | 235,106     |        |
| SOH/AGL Deduction         |  | 102,036     |        |
| ASSESSED VALUE            |  | 133,070     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 83,070      |        |
| TOTAL JUST VALUE          |  | 235,106     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 227,562     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0412343   | NEW CONSTR  | 120,052 | 02/01/2004 |
| R045861    | REPAIR/RRF  | 2,000   | 02/01/2004 |
| P047668    | NEW CONSTR  | 0       | 02/01/2003 |

| SALES DATA                    |            |              |        |        |           |               |  |  |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1882/1529                     | 10/02/2013 | QC           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: HABLE THERESA A      |            |              |        |        |           |               |  |  |  |
| GRANTEE: HABLE VINCENT        |            |              |        |        |           |               |  |  |  |
| 1235/0635                     | 6/03/2004  | WD           | Q      | I      |           | 139,000       |  |  |  |
| GRANTOR: KB HOME JACKSONVILLE |            |              |        |        |           |               |  |  |  |
| GRANTEE: HABLE VINCENT F & T  |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2004] W10 S10 BAS=[YR=2004] W35 S18 FGR=[YR=2004] S2 W10 S21 E20 N21 W8 N2 W2\$ E2 S2 E8 S21 E11 S1 E16 N1 FOP=[YR=2004] E8 N6 W8 S6\$ N6 E8 N35 W10\$ E10 N10\$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |