LOT 68
CARTESIAN POINTE #1 PB 6/345

JR PROPERTIES OF CENTRAL NY INC
108 COLONY PARK DR
LIVERPOOL, NY 13088

2024

09-2N-27-0230-0068-0000

BUILDING CHARACTERISTICS

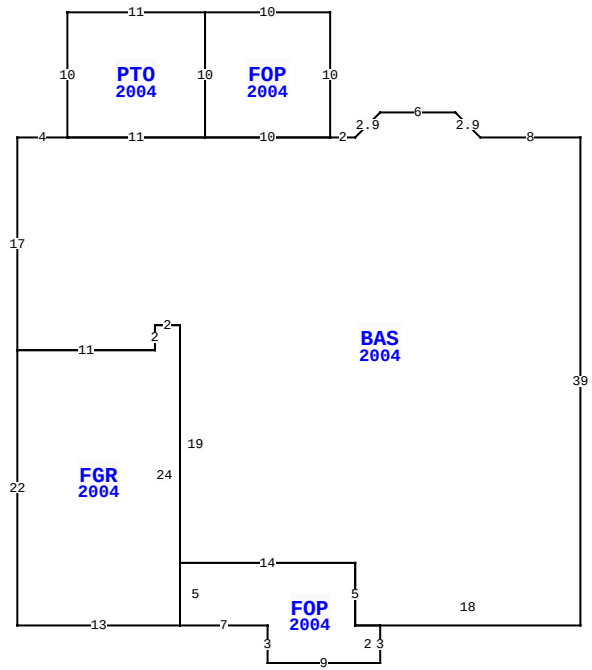
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,411	100	1,411	151,955
FGR	290	55	160	17,231
FOP	97	30	29	3,123
FOP	100	30	30	3,230
PTO	110	5	6	646
TOTALS	2,008		1,636	176,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,636	121.2372	115.18	188,434	2004	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1411 HX Base Yr



86092 CARTESIAN POINTE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		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	176,186
TOTAL MARKET OB/XF VALUE	3,858
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	230,044
SOH/AGL Deduction	0
ASSESSED VALUE	230,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,044
TOTAL JUST VALUE	230,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007688	REPAIR/RRF	10,000	09/15/2020
B0412220	NEW CONSTR	102,089	01/01/2004
P047566	NEW CONSTR	0	01/01/2004
R045782	REPAIR/RRF	2,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1979	6/14/2023	WD	Q	I	01	295,000
GRANTOR: LOVE JUSTIN M & SHELB						
GRANTEE: JR PROPERTIES OF CE						
2354/1462	3/13/2020	QC	U	I	11	100
GRANTOR: LOVE JUSTIN M & SHELB						
GRANTEE: LOVE JUSTIN M & SHE						

BUILDING NOTES

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	0	0	0	525.00	SF	5.20	5.20	100	2004	2004	3	84	2,293	
2	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50	6.50	100	2005	2005	3	86	1,565	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W8 U2L2 W6 D2L2 W2 W10 W11 W4 S17 E11 N2 E2 S19 E14 S5 E18 N39 $
FGR=[YR=2004;ORIG=-45,17] S22 E13 N24 W2 S2 W11 $
PTO=[YR=2004;ORIG=-30,-10] W11 S10 E11 N10 $
FOP=[YR=2004;ORIG=-20,0] N10 W10 S10 E10 $
FOP=[YR=2004;ORIG=-32,39] E7 S3 E9 N3 W2 N5 W14 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,858

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	0	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 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS