LOT 16
IN OR 1857/170
CARTESIAN POINTE #2 PB 7/35

LEDSINGER DARLENE LVG TRUST/LEDSINGER DARLENE TRUS
PO BOX 187
YULEE, FL 32041-0187

2024

09-2N-27-0231-0016-0000

BUILDING CHARACTERISTICS

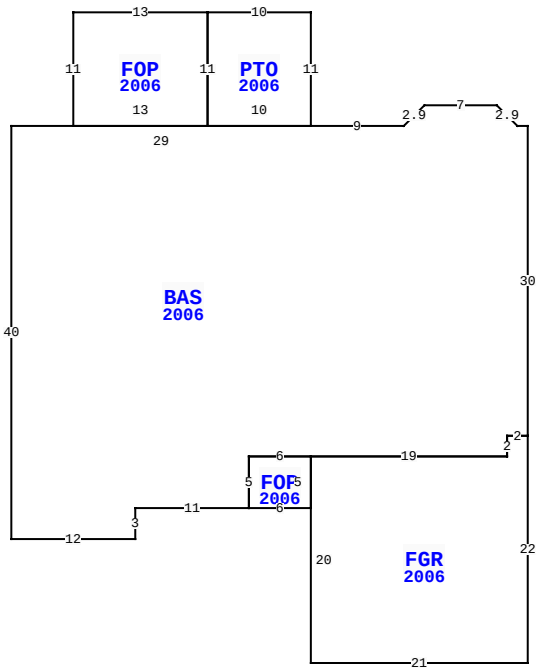
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,765	100	1,765	169,411
FGR	424	55	233	22,365
FOP	30	30	9	864
FOP	143	30	43	4,128
PTO	110	5	6	576
TOTALS	2,472		2,056	197,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	110.0001	104.50	214,852	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2007 Heated Area: 1765 HX Base Yr 2007



86283 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,342
TOTAL MARKET OB/XF VALUE		5,324
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		252,666
SOH/AGL Deduction		110,875
ASSESSED VALUE		141,791
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,791
TOTAL JUST VALUE		252,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16396	ELEC OTHER	1,500	12/01/2005
M10840	OTHER	0	12/01/2005
P10181	OTHER	0	10/01/2005
C16034	CO ISSUED	126,010	09/01/2005
R08206	REPAIR/RRF	2,000	09/01/2005
B16034	NEW CONSTR	126,010	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0170	5/16/2013	QC	U	I	11	100
GRANTOR: LEDSINGER DARLENE						
GRANTEE: LEDSINGER DARLENE T						
1826/1534	11/19/2012	QC	U	I	11	100
GRANTOR: LEDSINGER DARLENE TRU						
GRANTEE: LEDSINGER DARLENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 L2 U2 W7 D2 L2 W9 PTO=[YR=2006] N11 W10 FOP=[YR=2006] W13 S11 E13 N11$ S11 E10$ W29 S40 E12 N3 E11 FOP=[YR=2006] E6 N5 W6 S5$ N5 E6 FGR=[YR=2006] S20 E21 N22 W2 S2 W19$ E19 N2 E2 N30$.

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	779.00	SF	5.20	5.20	100	2006	2006	3	87	3,524	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,324

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		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