LOT 18
IN OR 2117/805
CARTESIAN POINTE #2 PB 7/35

SEGURA IRIS
86257 CARTESIAN POINTE DR
YULEE, FL 32097

**2024**

**09-2N-27-0231-0018-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| 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 | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

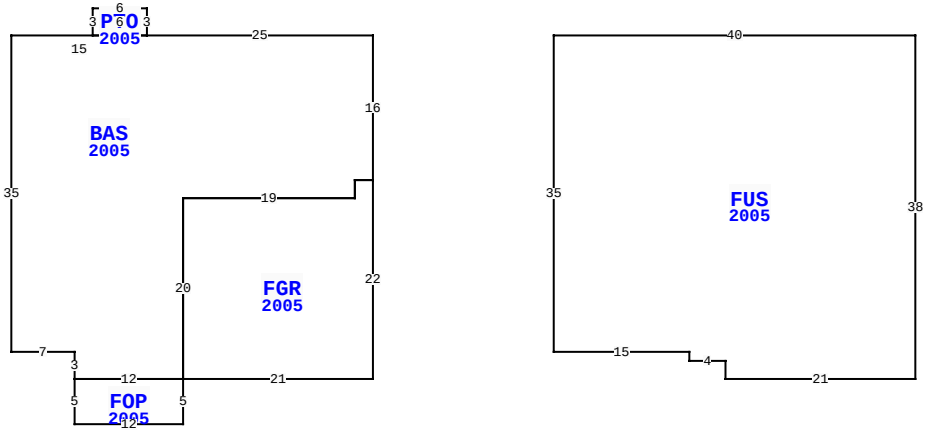
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4050.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,075 | 100 | 1,075 | 100,232 |
| FGR | 424 | 55 | 233 | 21,724 |
| FOP | 60 | 30 | 18 | 1,678 |
| FUS | 1,467 | 100 | 1,467 | 136,781 |
| PTO | 18 | 5 | 1 | 93 |
| TOTALS | 3,044 | | 2,794 | 260,508 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,794 | 107.8560 | 102.46 | 286,273 | 2005 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2542 HX Base Yr 2019




86257 CARTESIAN POINTE DR, YULEE

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 260,508 |
| TOTAL MARKET OB/XF VALUE | | 3,622 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 314,130 |
| SOH/AGL Deduction | | 93,804 |
| ASSESSED VALUE | | 220,326 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 60,000 |
| BASE TAXABLE VALUE | | 160,326 |
| TOTAL JUST VALUE | | 314,130 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 302,515 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15654 | ELEC OTHER | 1,500 | 09/01/2005 |
| M10235 | MECH OTHER | 0 | 08/01/2005 |
| P09697 | OTHER | 0 | 07/01/2005 |
| R0507735 | REPAIR/RRF | 2,000 | 06/01/2005 |
| P0509651 | OTHER | 0 | 06/01/2005 |
| B0515367 | NEW CONSTR | 160,402 | 06/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2117/0805 | 4/25/2017 | WD | Q | I | 01 | 189,000 |
| GRANTOR: MIXSON GRETCHEN BRIAN | | | | | | |
| GRANTEE: SARAVIA ROBIN ELI S | | | | | | |
| 1858/1442 | 3/29/2013 | WD | Q | I | 01 | 140,000 |
| GRANTOR: MACDONALD GREGORY & A | | | | | | |
| GRANTEE: WHALEY GRETCHEN & K | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W25 PTO=[YR=2005] N3 W6 S3 E6$ W15 S35 E7 S3 FOP=[YR=2005] S5 E12 N5 W12$ E12 FGR=[YR=2005] E21 N22 W2 S2 W19 S20$ N20 E19 N2 E2 N16$ PTR=E20 FUS=[YR=2005] E40 S38 W21 N2 W4 N1 W15 N35$ W20$ .

### 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 | 810.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 3,622 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,622

| 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