

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

09-2N-27-0231-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 70		0100		01		2,175		108.9711		103.52		225,156		2005		2005		0		0		8.65		91.35		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 30		1		SINGLE FAM - 0%		- 2024				Heated Area: 1928						HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					205,680				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					3,788				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					50,000				
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					259,468				
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction					0				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					259,468				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					0				
Bedrooms				3 100																										BASE TAXABLE VALUE					259,468				
Bathrooms				2 100																										TOTAL JUST VALUE					259,468				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories				1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					250,309				
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4050.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,928		100		1,928		182,323																															
FGR		424		55		233		22,034																															
FOP		42		30		13		1,230																															
PTO		18		5		1		95																															
TOTALS		2,412				2,175		205,680																															
EXTRA FEATURES																																							
86227 CARTESIAN POINTE DR, YULEE																																							
BLD DATE		03/20/2023		NW		LGL DATE																																	
XF DATE						LAND DATE																																	
INC DATE						AG DATE																																	
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		OB/XF MKT VALUE		NOTES									
1		0811		CONCRETE B		0 0		0 0		847.00		SF		5.20		5.20		100		2005		2005		3		86		3,788											