LOT 21
IN OR 1323/313 &
CASE #45-2009-DR-1112

MARZUCCO MONICA ELIZABETH
86211 CARTESIAN POINTE DR
YULEE, FL 32097

2024

09-2N-27-0231-0021-0000

BUILDING CHARACTERISTICS

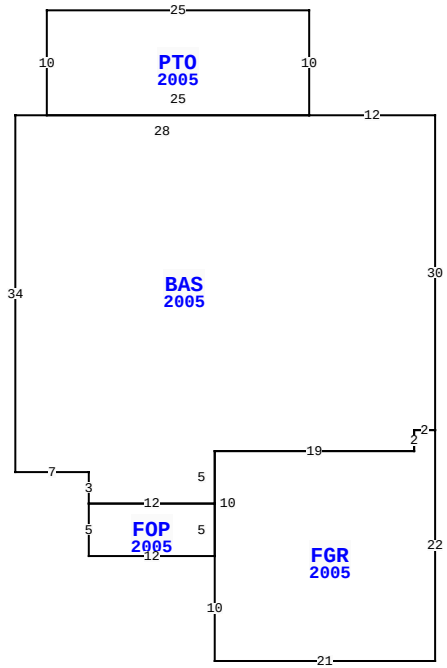
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,350	100	1,350	139,988
FGR	424	55	233	24,161
FOP	60	30	18	1,866
PTO	250	5	12	1,244
TOTALS	2,084		1,613	167,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,613	119.9520	113.95	183,801	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1350 HX Base Yr 2006



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

86211 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,259
TOTAL MARKET OB/XF VALUE		7,347
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		224,606
SOH/AGL Deduction		96,600
ASSESSED VALUE		128,006
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,006
TOTAL JUST VALUE		224,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09401	MECH OTHER	0	03/01/2005
B14529	NEW CONSTR	103,210	02/01/2005
E14433	ELEC OTHER	1,500	02/01/2005
P09068	OTHER	0	02/01/2005
R07197	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0313	6/07/2005	WD	Q	I		152,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: STOKES MONICA E & S						
1284/1465	12/30/2004	WD	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 PTO=[YR=2005] N10 W25 S10 E25$ W28 S34 E7 S3 FOP=[YR=2005] S5 E12 FGR=[YR=2005] S10 E21 N22 W2 S2 W19 S10$ N5 W12$ E12 N5 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	785.00	SF	5.20	5.20	100	2005	2005	3	86	3,511	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2008	2008	3	74	3,836	

LAND DESCRIPTION

TOTAL OB/XF 7,347

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