LOT 42
IN OR 2038/65
CARTESIAN POINTE #2 PB 7/35

MONROE MARIA N & TIMOTHY
86846 CARTESIAN POINT DRIVE
YULEE, FL 32097

2024

09-2N-27-0231-0042-0000

BUILDING CHARACTERISTICS

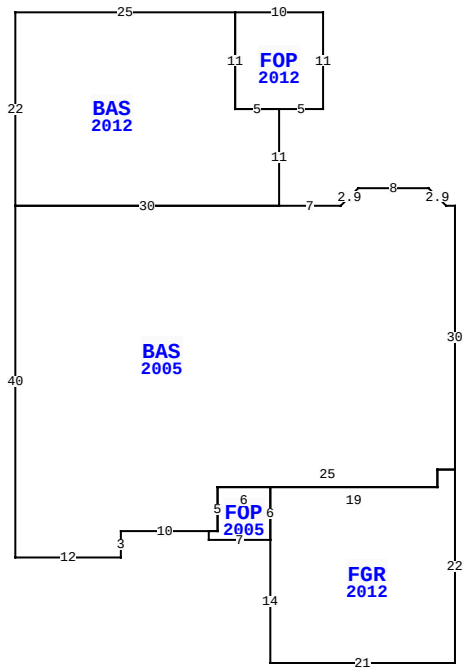
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,767	100	1,767	160,592
BAS	605	100	605	54,984
FGR	424	55	233	21,176
FOP	37	30	11	999
FOP	110	30	33	2,999
TOTALS	2,943		2,649	240,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,649	104.7312	99.49	263,549	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2019 Heated Area: 2372 HX Base Yr 2019



86846 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023 NW	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		240,752
TOTAL MARKET OB/XF VALUE		3,578
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,330
SOH/AGL Deduction		119,189
ASSESSED VALUE		175,141
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,141
TOTAL JUST VALUE		294,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25972	ADDITION	63,930	05/01/2012
E15835	ELEC OTHER	1,500	09/01/2005
M10370	MECH OTHER	0	09/01/2005
P09812	OTHER	0	08/01/2005
R07969	REPAIR/RRF	2,000	07/01/2005
B15687	NEW CONSTR	126,080	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2038/0065	4/04/2016	WD	Q	I	01	185,000
GRANTOR: HICKS JONATHAN R & CA						
GRANTEE: MONROE MARIA N & TI						
1369/1250	11/28/2005	WD	Q	I		178,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HICKS JONATHAN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 U2 L2 W8 D2 L2 W7 BAS=[YR=2012] N11 FOP=[YR=2012] E5 N11 W10 S11 E5 $ W5 N11 W25 S22 E30 $ W30 S40 E12 N3 E10 FOP=[YR=2005] S1 E7 FGR=[YR=2012] S14 E21 N22 W2 S2 W19 S6 $ N6 W6 S5 W1 $ E1 N5 E25 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	800.00	SF	5.20	5.20	100	2005	2005	3	86	3,578	

LAND DESCRIPTION

TOTAL OB/XF 3,578

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