

LOT 45  
IN OR 1393/1547  
CARTESIAN POINTE #2 PB 7/35

DANN DEBRA L  
86802 CARTESIAN POINTE DRIVE  
YULEE, FL 32097

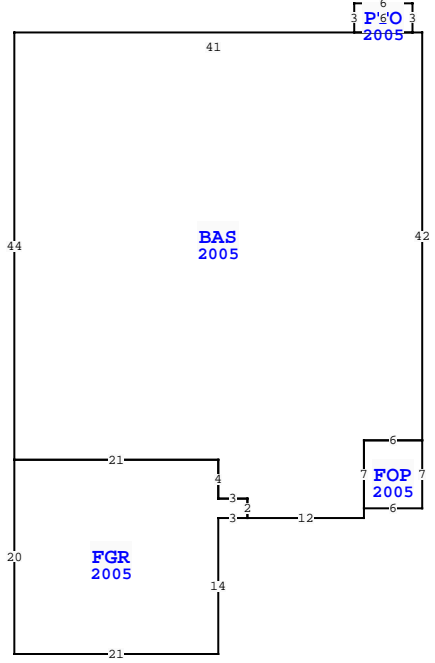
2024

09-2N-27-0231-0045-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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
BAS	1,920	100	1,920
FGR	426	55	234
FOP	42	30	13
PTO	18	5	1
TOTALS	2,406		2,168
			206,959

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,168	110.0001	104.50	226,556	2005	2005	0	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2007 Heated Area: 1920 HX Base Yr 2007												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			206,959
TOTAL MARKET OB/XF VALUE			3,815
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			260,774
SOH/AGL Deduction			113,977
ASSESSED VALUE			146,797
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			96,797
TOTAL JUST VALUE			260,774
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16328	NEW CONSTR	140,086	02/28/2006
E16393	ELEC OTHER	1,500	12/01/2005
M10845	OTHER	0	12/01/2005
P10289	OTHER	0	11/01/2005
R08407	REPAIR/RRF	2,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1547	3/06/2006	WD Q	Q	I		206,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DANN DEBRA L						
1284/1465	12/30/2004	WD U	V	19		2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

EXTRA FEATURES																
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	100	0	0			5.20	100	2005	2005	3	86	3,815	

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

BUILDING NOTES	
BAS=[YR=2005] W1 PTO=[YR=2005] N3 W6 S3 E6 \$ W41 S44	
FGR=[YR=2005] S20 E21 N14 E3 N2 W3 N4 W21\$ E21 S4 E3 S2 E12	
N1 FOP=[YR=2005] E6 N7 W6 S7\$ N7 E6 N42\$ .	

LAND DESCRIPTION		TOTAL OB/XF															3,815							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							