



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
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	1,906	109.6914	104.21	198,624	2007	2007	0	0	0	7.65	92.35	VALUATION BY					STANDARD											
Exterior Wall	17	CB STUCCO 30		1 SINGLE FAM - 0% - 2024										Heated Area: 1651					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE										183,429									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										3,279									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										50,000									
Interior Floor	14	CARPET 80												TOTAL MARKET VALUE										236,708									
Interior Floor	08	SHT VINYL 20												SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100												ASSESSED VALUE										236,708									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										0									
Bedrooms	3	100												BASE TAXABLE VALUE										236,708									
Bathrooms	2	100												TOTAL JUST VALUE										236,708									
Frame	02	WOOD FRAME 100		NCON VALUE										0																			
Stories	1.	1. 100		INCOME VALUE																													
Units	0	100		PREVIOUS YEAR MKT VALUE										228,516																			
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	1,651	100	1,651	158,889																													
FGR	420	55	231	22,231																													
FOP	30	30	9	866																													
PTO	300	5	15	1,443																													
TOTALS		2,401		1,906	183,429																												
EXTRA FEATURES					86744 CARTESIAN POINTE DR, YULEE																												
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		678.00	SF	5.20					3,279																		