LOT 55
CARTESIAN POINTE #2 PB 7/35

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

**2024**

**09-2N-27-0231-0055-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

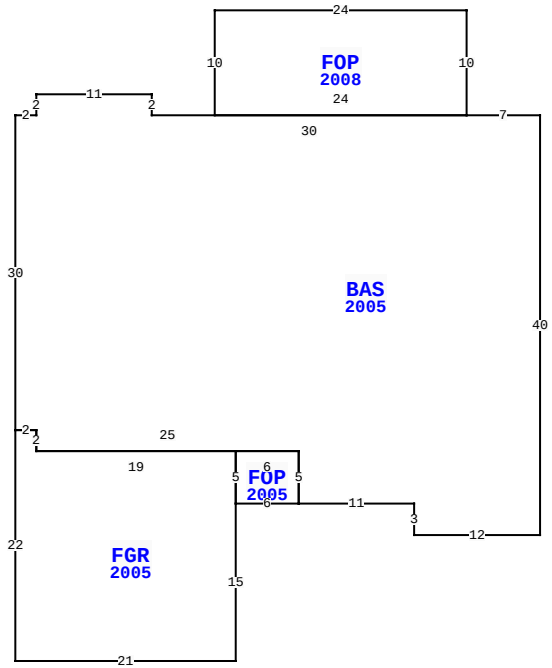
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 1,769 | 100 | 1,769 | 168,871 |
| FGR | 424 | 55 | 233 | 22,243 |
| FOP | 30 | 30 | 9 | 860 |
| FOP | 240 | 30 | 72 | 6,873 |
| TOTALS | 2,463 | | 2,083 | 198,845 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,083 | 110.0001 | 104.50 | 217,674 | 2005 | 2005 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1769 HX Base Yr




86701 CARTESIAN POINTE DR, YULEE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 198,845 |
| TOTAL MARKET OB/XF VALUE | 3,698 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 252,543 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 252,543 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 252,543 |
| TOTAL JUST VALUE | 252,543 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 243,687 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B20958 | PTO COVER | 3,000 | 01/01/2008 |
| E0515133 | ELEC OTHER | 1,500 | 06/01/2005 |
| M09591 | OTHER | 0 | 04/01/2005 |
| P09267 | OTHER | 0 | 03/01/2005 |
| B14544 | NEW CONSTR | 126,010 | 02/01/2005 |
| R07212 | REPAIR/RRF | 2,000 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2697/1118 | 2/27/2024 | WD | Q | I | 01 | 312,000 |
| GRANTOR: WALL BRIAN | | | | | | |
| GRANTEE: YAMASA CO LTD | | | | | | |
| 2694/621 | 2/13/2024 | FJ | U | I | 11 | 0 |
| GRANTOR: CAROLL WANDA B EST | | | | | | |
| GRANTEE: WALL BRIAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W7 FOP=[YR=2008] N10 W24 S10 E24$ W30 N2 W11 S2 W2 S30 FGR=[YR=2005] S22 E21 N15 FOP=[YR=2005] E6 N5 W6 S5$ N5 W19 N2 W2$ E2 S2 E25 S5 E11 S3 E12 N40$ .

## 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 | 0 | 0 | 0 | 827.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 3,698 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,698

| 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 | 000134 | C | SFR POND | 0 | | 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