

STEWART SHAUN & JOANN
86753 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		1,680		115.3950		109.63		184,178		2007		2007		0		0		7.65		92.35		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 30		2		SINGLE FAM - 100% - 2008								Heated Area: 1373														Tax Group: 4					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					170,088				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					3,818				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					50,000				
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					223,906				
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction					95,857				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					128,049				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms				3 100																										BASE TAXABLE VALUE					78,049				
Bathrooms				2 100																										TOTAL JUST VALUE					223,906				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories				1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					216,307				
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4050.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,373		100		1,373		139,007																															
FGR		435		55		239		24,198																															
FOP		60		30		18		1,822																															
FOP		143		30		43		4,353																															
PTO		132		5		7		708																															
TOTALS		2,143				1,680		170,088																															
EXTRA FEATURES										86753 CARTESIAN POINTE DR, YULEE										BLD DATE 03/20/2023 XF DATE 05/18/2007 INC DATE										NW JM LGL DATE LAND DATE AG DATE									
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	748.00		SF	5.20		5.20		100	2007	2007	3	88	3,423																			
2	0810	CONCRETE A		0	100	23	3	69.00		SF	6.50		6.50		100	2007	2007	3	88	395																			