LOT 62
IN OR 1383/1138
CARTESIAN POINTE #2 PB 7/35

VAUGHN MELISSA L/WARREN ROBERT J
86811 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2024

09-2N-27-0231-0062-0000

BUILDING CHARACTERISTICS

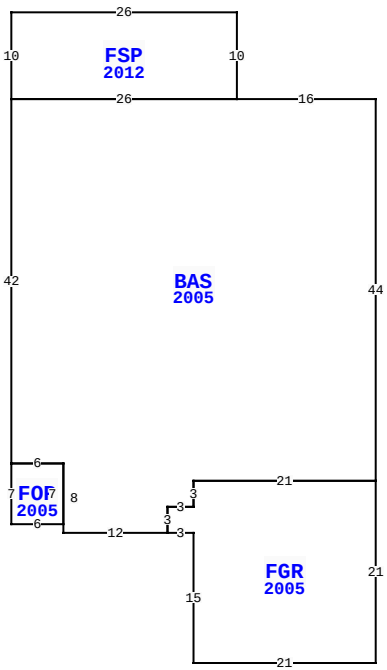
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,917	100	1,917	187,954
FGR	450	55	248	24,316
FOP	42	30	13	1,274
FSP	260	40	104	10,196
TOTALS	2,669		2,282	223,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	112.9842	107.33	244,927	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2007 Heated Area: 1917 HX Base Yr 2007



86811 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,741
TOTAL MARKET OB/XF VALUE		3,877
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,618
SOH/AGL Deduction		120,041
ASSESSED VALUE		157,577
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,577
TOTAL JUST VALUE		277,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15889	NEW CONSTR	140,106	01/17/2006
E16080	ELEC OTHER	1,500	11/01/2005
M10522	MECH OTHER	0	10/01/2005
P10014	OTHER	0	09/01/2005
R08118	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/1138	1/23/2006	WD	Q	I		237,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: VAUGHN MELISSA L& R						
1284/1465	12/30/2004	WD	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FSP=[YR=2012] N10 W26 S10 E26$ W26 S42
FOP=[YR=2005] S7 E6 N7 W6$ E6 S8 E12 FGR=[YR=2005] E3 S15 E21
N21 W21 S3 W3 S3$ N3 E3 N3 E21 N44$.

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	867.00	SF	5.20	5.20	100	2005	2005	3	86	3,877	

LAND DESCRIPTION

TOTAL OB/XF 3,877

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	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