LOT 31
CARTESIAN POINTE #3 PB 7/124

PMN RESIDENTIAL BUYER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

08-2N-27-0232-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

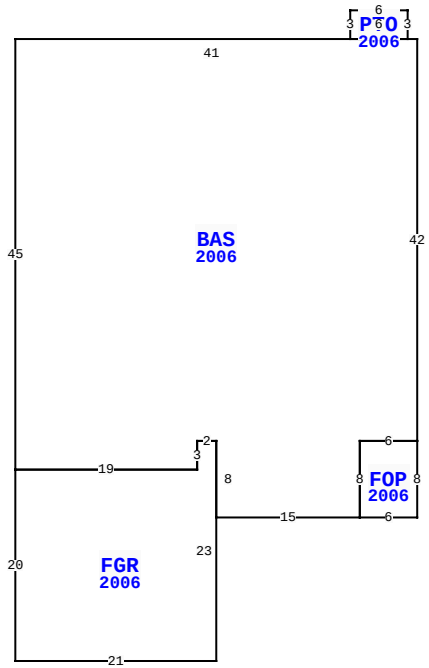
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	2006	1,941	208,907
FGR	426	55	2006	234	25,185
FOP	48	30	2006	14	1,506
PTO	18	5	2006	1	108
TOTALS	2,433			2,190	235,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	117.8205	117.82	258,026	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1941 HX Base Yr



86621 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	235,707
TOTAL MARKET OB/XF VALUE	4,289
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	289,996
SOH/AGL Deduction	0
ASSESSED VALUE	289,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,996
TOTAL JUST VALUE	289,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16773	CO ISSUED	0	01/01/2006
B16773	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/1660	9/27/2022	WD	Q	I	01	339,000
GRANTOR: BLACKSTONE CALEB R &						
GRANTEE: PMN RESIDENTIAL BUY						
2260/0283	3/07/2019	SW	U	I	18	186,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BLACKSTONE CALEB R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 PTO=[YR=2006] N3 W6 S3 E6$ W41 S45
FGR=[YR=2006] S20 E21 N23 W2 S3 W19$ E19 N3 E2 S8 E15
FOP=[YR=2006] E6 N8 W6 S8$ N8 E6 N42$.

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	959.00	SF	5.20	5.20	100	2006	2006	3	86	4,289	

LAND DESCRIPTION

TOTAL OB/XF 4,289

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	000100	C	RES	0	0003	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 07/30/2025 BY SYS