LOT 37
IN OR 1433/1705
CARTESIAN POINTE #3 PB 7/124

MACK THAYER J & KIMBERLY C
86517 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

08-2N-27-0232-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

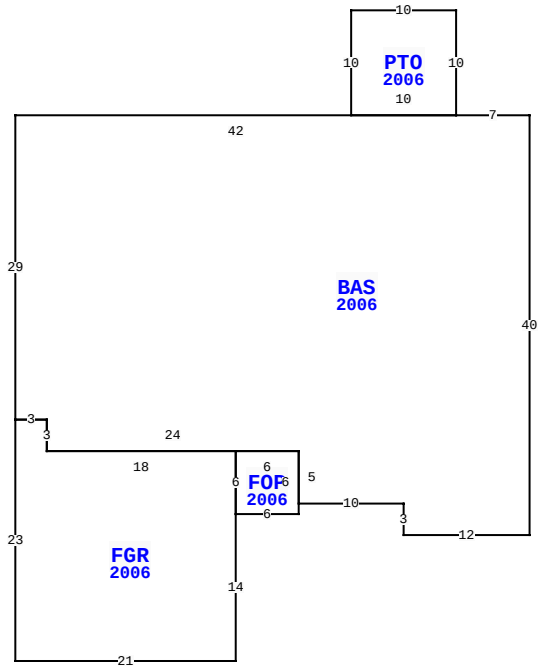
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2006	1,705	168,795
FGR	429	55	2006	236	23,364
FOP	36	30	2006	11	1,089
PTO	100	5	2006	5	495
TOTALS	2,270			1,957	193,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,957	110.0001	110.00	215,270	2006	2006	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1705 HX Base Yr 2007



86517 CARTESIAN POINTE DR, YULEE

BLD DATE	03/06/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,743
TOTAL MARKET OB/XF VALUE		3,976
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		247,719
SOH/AGL Deduction		108,701
ASSESSED VALUE		139,018
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		83,296
TOTAL JUST VALUE		247,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000128	REPAIR/RRF	21,600	01/04/2022
C0617408	CO ISSUED	0	05/01/2006
B0617408	NEW CONSTR	0	05/01/2006
E17235	ELEC OTHER	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1705	8/02/2006	WD	Q	I		216,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MACK THAYER J & KIM						
1365/1872	11/09/2005	WD	U	V	19	1,589,000
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 PTO=[YR=2006] N10 W10 S10 E10$W42 S29
FGR=[YR=2006] S23 E21 N14 FOP=[YR=2006] E6 N6 W6 S6 $N6 W18
N3 W3$ E3 S3 E24 S5 E10 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	100	0	0	889.00	SF	5.20	5.20	100	2006	2006	3	86	3,976	

LAND DESCRIPTION

TOTAL OB/XF 3,976

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	100	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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS