

LOT 40
IN OR 1446/1120
CARTESIAN POINTE #3 PB 7/124

DANKER ROBERT O
86473 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

08-2N-27-0232-0040-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 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	1,356	100	2006	1,356	150,973
FGR	435	55	2006	239	26,609
FOP	55	30	2006	16	1,781
PTO	18	5	2006	1	111
TOTALS	1,864			1,612	179,476

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	842.00
	SF 5.20
	5.20
	100
	2006
	2006
	3
	86
	3,765

LAND DESCRIPTION	
L N	USE CODE
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,612	121.8798	121.88	196,471	2006	2006	0	0	0	91.35
1 SINGLE FAM - 100% - 2025											
Heated Area: 1356											
HX Base Yr 2025											
BAS 2006											
FGR 2006											
FOP 2006											
PTO 2006											
TOTALS											
1,864											
1,612											
179,476											

86473 CARTESIAN POINTE DR, YULEE				BLD DATE	03/20/2023	NW	LGL DATE	
				XF DATE			LAND DATE	04/16/2007
				INC DATE			AG DATE	UUTU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		179,476	
TOTAL MARKET OB/XF VALUE		3,765	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		233,241	
SOH/AGL Deduction		0	
ASSESSED VALUE		233,241	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		182,519	
TOTAL JUST VALUE		233,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17598	CO ISSUED	0	05/01/2006
B17598	NEW CONSTR	0	05/01/2006
E17324	ELEC OTHER	1,500	05/01/2006
M11527	MECH OTHER	0	05/01/2006
P11050	OTHER	0	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1446/1120	9/22/2006	WD	Q	I		202,600	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: DANKER ROBERT O							
1391/1642	2/27/2006	WD	U	V	19	1,240,200	
GRANTOR: POINTE CARTESIAN LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W5 PTO=[YR=2006] N3 W6 S3 E6\$ W9 U2 L2 W8 D2 L2 W14 S32 FGR=[YR=2006] S20 E21 N10 FOP=[YR=2006] E11 N5 W11 S5\$ N5 E3 N5 W24\$ E24 S5 E8 N3 E8 N34\$.	