LOT 41
CARTESIAN POINTE #3 PB 7/124

LINDSEY LAURA K
96019 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

08-2N-27-0232-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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

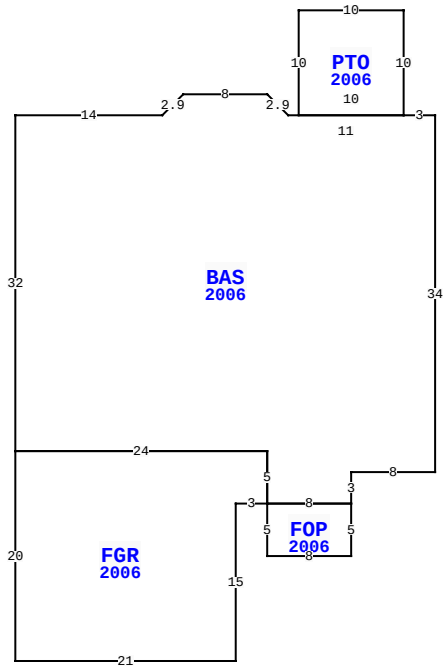
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	2006	1,356	152,503
FGR	435	55	2006	239	26,879
FOP	40	30	2006	12	1,349
PTO	100	5	2006	5	562
TOTALS	1,931			1,612	181,294

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	119.2023	119.20	192,150	2006	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 0% - 2024 Heated Area: 1356 HX Base Yr



86459 CARTESIAN POINTE DR, YULEE

BLD DATE		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	181,294
TOTAL MARKET OB/XF VALUE	3,765
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	235,059
SOH/AGL Deduction	0
ASSESSED VALUE	235,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,059
TOTAL JUST VALUE	235,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17569	CO ISSUED	0	05/01/2006
B17569	NEW CONSTR	0	05/01/2006
E17325	ELEC OTHER	1,500	05/01/2006
M11528	MECH OTHER	0	05/01/2006
P11049	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/711	4/14/2023	WD	Q	I	01	292,000
GRANTOR: AMEICAN EQUITY GROUP						
GRANTEE: LINDSEY LAURA K						
2611/1805	1/03/2023	WD	U	I	37	207,700
GRANTOR: JOHNSON GAYLE						
GRANTEE: AMERICAN EQUITY GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 PTO=[YR=2006] N10 W10 S10 E10$ W11 L2 U2 W8 L2 D2 W14 S32 FGR=[YR=2006] S20 E21 N15 E3 FOP=[YR=2006] S5 E8 N5 W8$ N5 W24$ E24 S5 E8 N3 E8 N34$.

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	842.00	SF	5.20	5.20	100	2006	2006	3	86	3,765	

LAND DESCRIPTION

TOTAL OB/XF 3,765

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 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS