LOT 43
IN OR 1481/1452
CARTESIAN POINTE #3 PB 7/124

JELIFF LAURA Y
86397 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

08-2N-27-0232-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

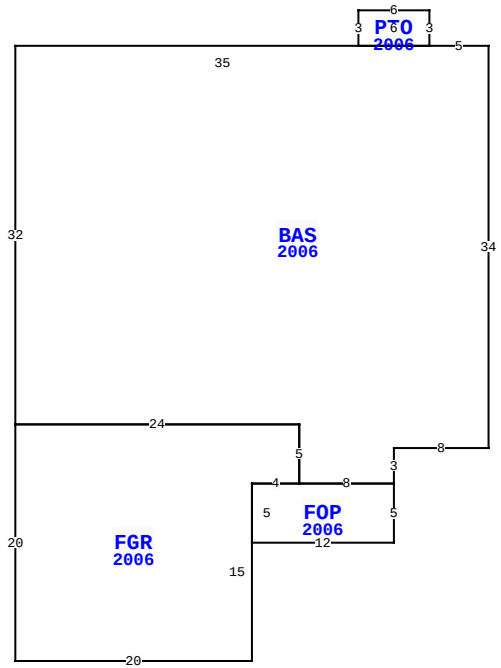
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,336	100	2006	1,336	143,645
FGR	420	55	2006	231	24,837
FOP	60	30	2006	18	1,936
PTO	18	5	2006	1	108
TOTALS	1,834			1,586	170,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	117.7029	117.70	186,672	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2008 Heated Area: 1336 HX Base Yr 2008



86397 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023	NW	LGL DATE
XF DATE	06/27/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		170,525
TOTAL MARKET OB/XF VALUE		3,609
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		224,134
SOH/AGL Deduction		96,443
ASSESSED VALUE		127,691
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,969
TOTAL JUST VALUE		224,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18160	ELEC OTHER	1,500	10/01/2006
M12156	MECH OTHER	0	10/01/2006
C18515	CO ISSUED	0	09/01/2006
R09712	REPAIR/RRF	2,000	09/01/2006
B18515	NEW CONSTR	120,912	09/01/2006
P11569	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1452	2/28/2007	WD	Q	I		171,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JELIFF LAURA Y						
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 $ W35 S32
FGR=[YR=2006] S20 E20 N15 E4 N5W24$ E24 S5 FOP=[YR=2006] W4
S5 E12 N5 W8$ 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	100	0	0	807.00	SF	5.20	5.20	100	2006	2006	3	86	3,609	

LAND DESCRIPTION

TOTAL OB/XF 3,609

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	RES POND	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 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