

KRAUSS JOSEPH IV
86325 CARTESIAN POINT DR
YULEE, FL 32097

08-2N-27-0232-0048-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 70										0100 01 2,184 110.0001 110.00 240,240 2006 2006 0 0 8.65 91.35										Tax Group: 4 Tax Dist: 219,459									
Exterior Wall 16 WD FR STUC 30										1 SINGLE FAM - 0% - 0 Heated Area: 1926 HX Base Yr										BUILDING MARKET VALUE 3,931									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 50,000									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 273,390									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 0									
Interior Floo 14 CARPET 80																				SOH/AGL Deduction 273,390									
Interior Floo 08 SHT VINYL 20																				ASSESSED VALUE 0									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 273,390									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 273,390									
Bedrooms 4 100																				TOTAL JUST VALUE 0									
Bathrooms 2 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE 263,604									
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 1,926 100 2006 1,926 193,534																													
FGR 420 55 2006 231 23,212																													
FOP 48 30 2006 14 1,407																													
PTO 260 5 2006 13 1,306																													
TOTALS 2,654 2,184 219,459																													
EXTRA FEATURES										86325 CARTESIAN POINTE DR, YULEE																			
L N 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										BLD DATE 03/20/2023 NW LGL DATE 02/06/2007 JM										OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
1 0811 CONCRETE B 0 0 0 0 879.00 SF 5.20 5.20 100 2006 2006 3 86 3,931																				1742/1089 6/12/2011 QC U I 11 214,800									
																				GRANTOR: KRAUSS SARAH E & JOSE									
																				GRANTEE: KRAUSS JOSEPH A IV									
																				1459/1565 11/17/2006 WD Q I 214,800									
																				GRANTOR: KB HOME JACKSONVILLE									
																				GRANTEE: KRAUSS SARAH & JOSE									
LAND DESCRIPTION										TOTAL OB/XF 3,931										BUILDING NOTES									
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																				BUILDING DIMENSIONS									
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																				PTO=[YR=2006] N10 W26 S10 E26\$ BAS20 06=W42 S44 FGR=[YR=2006] S20 E21 N20 W21\$ E21 S6 E15 FOP=[YR=2006] E6 N8 W6 S8\$N8 E6 N42\$.									
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									