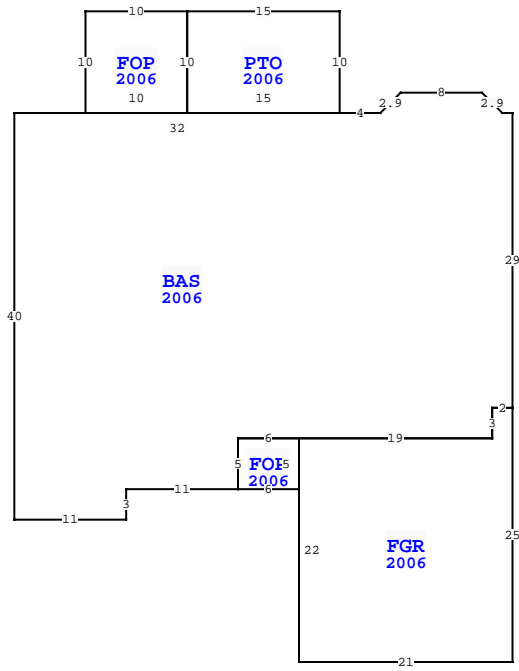


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,029	110.0001	110.00	223,190	2006	2006	0	0	0	8.65	91.35
1 SINGLE FAM - 0% - 0 Heated Area: 1725 HX Base Yr												



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	1,725	100	2006	1,725	173,337
FGR	468	55	2006	257	25,825
FOP	30	30	2006	9	904
FOP	100	30	2006	30	3,015
PTO	150	5	2006	8	804
TOTALS	2,473			2,029	203,884

86380 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	203,884		
TOTAL MARKET OB/XF VALUE	3,712		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	257,596		
SOH/AGL Deduction	0		
ASSESSED VALUE	257,596		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	257,596		
TOTAL JUST VALUE	257,596		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	248,505		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18155	ELEC OTHER	1,500	10/01/2006
M12158	MECH OTHER	0	10/01/2006
C18514	CO ISSUED	0	09/01/2006
R09711	REPAIR/RRF	2,000	09/01/2006
B18514	NEW CONSTR	157,674	09/01/2006
P11568	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0899	5/15/2013	WD Q	Q	I	02	125,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: AMERICAN HOMES 4 RE						
1825/0793	11/16/2012	CT U	I	18		100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

EXTRA FEATURES															
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
1	0811	CONCRETE B	0	0	0	0	830.00	SF 5.20	5.20	100	2006	3	86	3,712	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W1 L2 U2 W8 D2 L2 W4 PTO=[YR=2006] N10 W15	
FOP=[YR=2006] W10 S10 E10 N10\$ S10 E15\$ W32 S40 E11 N3 E11	
FOP=[YR=2006] E6 N5 W6 S5 \$ N5 E6 FGR=[YR=2006] S22 E21 N25	
W2 S3 W19\$ E19 N3 E2 N29\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								