



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		
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	1,896	100	2006	1,896	188,735
FGR	429	55	2006	236	23,492
FOP	48	30	2006	14	1,394
PTO	18	5	2006	1	100
TOTALS	2,391			2,147	213,722

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,147	108.9711	108.97	233,959	2006	2006	0	0	8.65	91.35

1 SINGLE FAM - 100% - 2022 Heated Area: 1896 HX Base Yr

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		213,722	
TOTAL MARKET OB/XF VALUE		3,815	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		267,537	
SOH/AGL Deduction		26,129	
ASSESSED VALUE		241,408	
TOTAL EXEMPTION VALUE	95	241,408	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		267,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18156	ELEC OTHER	1,500	10/01/2006
M12117	MECH OTHER	0	10/01/2006
C18518	CO ISSUED	0	09/01/2006
R09715	REPAIR/RRF	2,000	09/01/2006
B18518	NEW CONSTR	157,806	09/01/2006
P11552	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1322	3/08/2019	WD	Q	I	01	200,000
GRANTOR: CASON ERIC D						
GRANTEE: GWYNES JACK E & DEB						
1494/1455	4/25/2007	WD	Q	I		177,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CASON ERIC D						

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	100	0	0			5.20	100	2006	2006	3	86	3,815	

BLD DATE		03/20/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
86394 CARTESIAN POINTE DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2006] W35PTO=[YR=2006] N3W6S3E6\$ W7 S41 FOP=[YR=2006] S8 E6 N8 W6\$ E6 S8 E12 FGR=[YR=2006] E3 S15 E21 N20 W21 S2 W3 S3\$ N3 E3 N2 E21 N44 \$.	

LAND DESCRIPTION		TOTAL OB/XF															3,815							
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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							