LOT 57
IN OR 2207/690
CARTESIAN POINTE #3 PB 7/124

SHUBERT STEVEN S & TARA C
86430 CARTESIAN POINTE DR
YULEE, FL 32097

2025

08-2N-27-0232-0057-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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	06	Quality Level 06

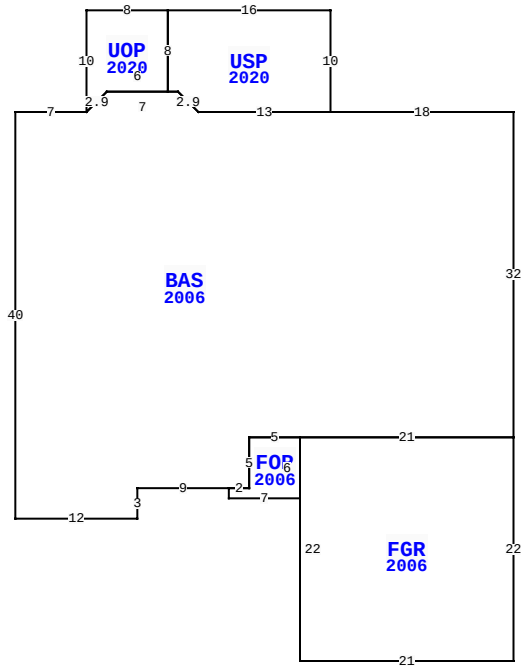
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	2006	1,737	197,471
FGR	462	55	2006	254	28,876
FOP	32	30	2006	10	1,137
UOP	66	20	2020	13	1,478
USP	156	30	2020	47	5,343
TOTALS	2,453			2,061	234,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	123.4065	123.41	254,348	2006	2011	0	0	0	7.88	92.12

1 SINGLE FAM – 100% - 2019 Heated Area: 1737 HX Base Yr 2019



86430 CARTESIAN POINTE DR, YULEE

BLD DATE	02/01/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,305
TOTAL MARKET OB/XF VALUE		8,118
TOTAL LAND VALUE - MARKET		62,500
TOTAL MARKET VALUE		304,923
SOH/AGL Deduction		96,557
ASSESSED VALUE		208,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,644
TOTAL JUST VALUE		304,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011718	SCRN ENCL	19,882	11/25/2020
20008589	REPAIR/RRF	9,075	10/08/2020
19003925	SWIM POOL	0	05/09/2019
M0611658	H/AC	0	06/01/2006
E0617453	ELEC OTHER	1,500	06/01/2006
C17768	CO ISSUED	136,620	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0690	6/29/2018	WD	Q	I	01	200,000
GRANTOR: HECKEL FRANK S & JOZL						
GRANTEE: SHUBERT STEVEN S &						
2057/1390	6/30/2016	WD	Q	I	02	152,500
GRANTOR: JOHNSON ALLEN JR & TA						
GRANTEE: HECKEL FRANK STEWAR						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	811.00	SF	5.20	5.20	100	2006	2006	3	86	3,627	
3	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2025	2020		86	1,376	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 USP=[YR=2020] N10 W16 UOP=[YR=2020] W8 S10 R2 U2 E6 N8$ S8 E1 R2 D2 E13$ W13 L2 U2 W7 D2 L2 W7 S40 E12 N3 E9FOP=[YR=2006] S1 E7 N6 W5 S5 W2$ E2 N5 E5 FGR=[YR=2006] S22 E21 N22 W21$E21 N32$.

LAND DESCRIPTION

TOTAL OB/XF 8,118

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	50,000.00	62,500.00	62,500							

REVIEW DATE 05/03/2021 BY NW Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 07/30/2025 BY SYS