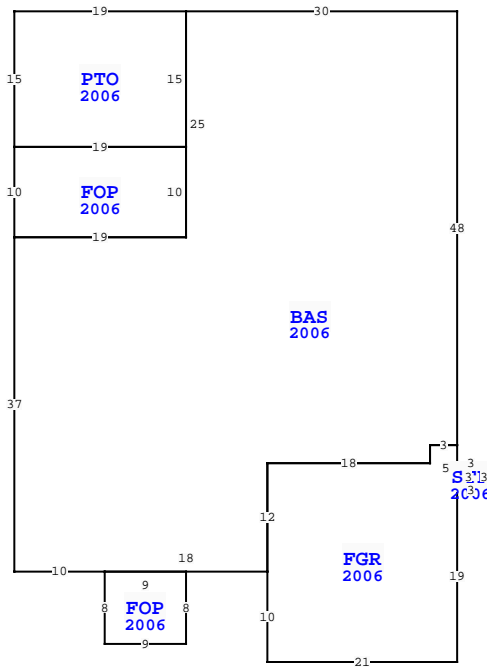


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms			4	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	2,305	100	2006	2,305	220,522
FGR	468	55	2006	257	24,588
FOP	72	30	2006	22	2,105
FOP	190	30	2006	57	5,454
PTO	285	5	2006	14	1,339
STP	9	10	2006	1	96
TOTALS	3,329			2,656	254,102

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		Heated Area: 2305		HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			254,102
TOTAL MARKET OB/XF VALUE			3,506
TOTAL LAND VALUE - MARKET			62,500
TOTAL MARKET VALUE			320,108
SOH/AGL Deduction			4,343
ASSESSED VALUE			315,765
TOTAL EXEMPTION VALUE	13		315,765
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			320,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611656	H/AC	0	06/01/2006
E0617486	ELEC OTHER	1,500	06/01/2006
C17550	CO ISSUED	0	05/01/2006
B17550	NEW CONSTR	0	05/01/2006
P11147	OTHER	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/0001	10/18/2006	WD	Q	I		287,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: THOMAS DONALD R & C						
1391/1642	2/27/2006	WD	U	V	19	1,240,200
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

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			784.00	SF	5.20				3,506	

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE	02/27/2007	JM	LAND DATE	02/27/2007
INC DATE			AG DATE	

BUILDING NOTES	
86440 CARTESIAN POINTE DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2006;ORIG=0,0] W30 S25 W19 S37 E10 E18 N12 E18 N2 E3 N48 \$	
FGR=[YR=2006;ORIG=-21,62] S10 E21 N19 N5 W3 S2 W18 S12 \$	
PTO=[YR=2006;ORIG=-30,0] W19 S15 E19 N15 \$	
FOP2006=[ORIG=-49,15] S10 E19 N10 W19 \$	
FOP=[YR=2006;ORIG=-39,62] S8 E9 N8 W9 \$	
STP=[YR=2006;ORIG=0,53] E3 N3 W3 S3 \$	

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