LOT 59
CARTESIAN POINTE #3 PB 7/124

DAVIS ROBERT H & MEGAN R
86476 CARTESIAN POINTE DR
YULEE, FL 32097

**2025**

**08-2N-27-0232-0059-0000**

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

## BUILDING CHARACTERISTICS

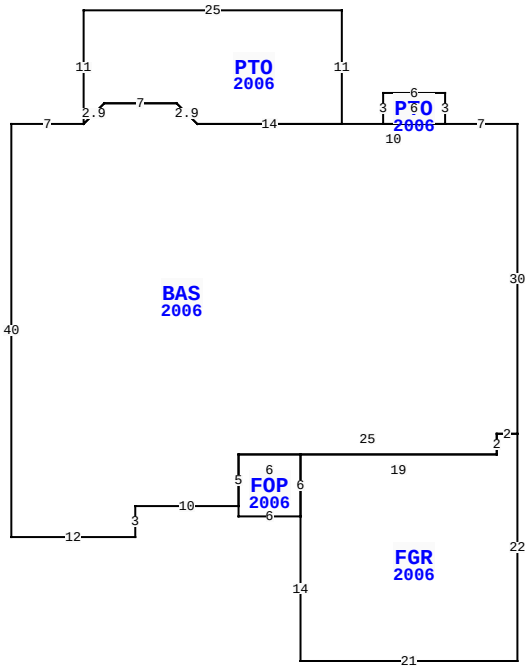
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 1,728 | 100 | 2006 | 1,728 | 173,638 |
| FGR | 424 | 55 | 2006 | 233 | 23,413 |
| FOP | 36 | 30 | 2006 | 11 | 1,105 |
| PTO | 18 | 5 | 2006 | 1 | 100 |
| PTO | 257 | 5 | 2006 | 13 | 1,306 |
| TOTALS | 2,463 | | | 1,986 | 199,563 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,986 | 110.0001 | 110.00 | 218,460 | 2006 | 2006 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1728 HX Base Yr




86476 CARTESIAN POINTE DR, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 199,563 |
| TOTAL MARKET OB/XF VALUE | | 3,707 |
| TOTAL LAND VALUE - MARKET | | 62,500 |
| TOTAL MARKET VALUE | | 265,770 |
| SOH/AGL Deduction | | 2,520 |
| ASSESSED VALUE | | 263,250 |
| TOTAL EXEMPTION VALUE | 13 | 263,250 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 265,770 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 256,873 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C0617549 | CO ISSUED | 0 | 05/01/2006 |
| B0617549 | NEW CONSTR | 0 | 05/01/2006 |
| E17275 | ELEC OTHER | 1,500 | 05/01/2006 |
| M11488 | MECH OTHER | 0 | 05/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2302/1782 | 9/05/2019 | WD | Q | I | 01 | 225,500 |
| GRANTOR: OPENDOOR PROPERTY C L | | | | | | |
| GRANTEE: DAVIS ROBERT H & ME | | | | | | |
| 2284/1282 | 6/21/2019 | WD | Q | I | 01 | 212,000 |
| GRANTOR: RINER GUY W III & COU | | | | | | |
| GRANTEE: OPENDOOR PROPERTY C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W7 PTO=[YR=2006] N3 W6 S3 E6 $ W10
PTO=[YR=2006] N11 W25 S11 U2 R2 E7 D2 R2 E14$ W14 U2 L2
W7 D2 L2 W7 S40 E12 N3 E10 FOP=[YR=2006] S1 E6
FGR=[YR=2006] S14 E21 N22 W2 S2 W19 S6$ N6 W6 S5 $ N5 E25 N2
E2 N30$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 829.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 86 | 3,707 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,707

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 07/30/2025 BY SYS