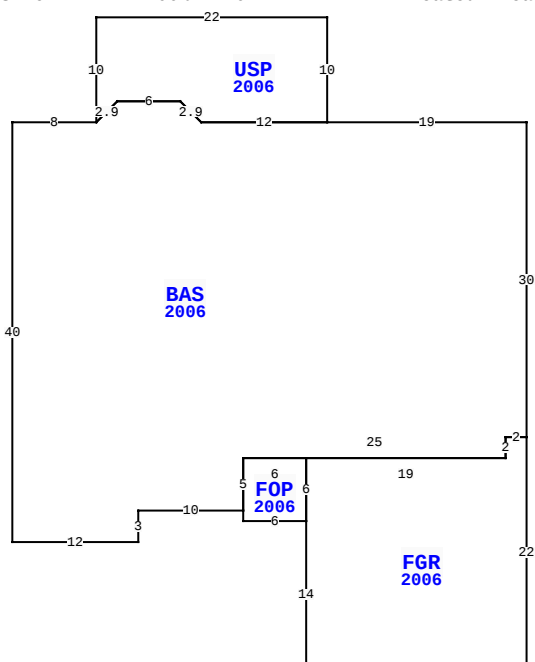


**GERSON STEVEN L & LISA M L/E/  
86520 CARTESIAN POINTE DRIVE  
YULEE, FL 32097**

# 2025



| BUILDING CHARACTERISTICS |                  |             |                      |              |                                                                                    |          |        |           |             | MARKET ADJUSTMENTS |                |           |             |         |                   |                 |            |                             |              | NASSAU COUNTY PROPERTY |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|--------------|------------------------------------------------------------------------------------|----------|--------|-----------|-------------|--------------------|----------------|-----------|-------------|---------|-------------------|-----------------|------------|-----------------------------|--------------|------------------------|------|-----|----|----------|-----------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION         |              | TYPE                                                                               |          | MDL    | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE     | REPL. COST NEW | AYB       | EYB         | ECON    | FNCT              | NORM            | % COND     | VALUATION SUMMARY           |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 05          | AVERAGE 70           |              | 0100                                                                               | 01       |        | 2,031     | 112.0581    | 112.06             | 227,594        | 2006      | 2008        | 0       | 0                 | 0               | 7.65       | 92.35                       | VALUATION BY |                        |      |     |    | STANDARD |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 16          | WD FR STUC 30        |              | 1 SINGLE FAM - 100% - 2021                                                         |          |        |           |             |                    |                |           |             |         | Heated Area: 1726 |                 |            |                             |              |                        |      |     |    |          | HX Base Yr 2021 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              |  |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 13          | LVT/LAMNT 100        |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| 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                      | 1,726            | 100         | 2006                 | 1,726        | 178,620                                                                            |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 424              | 55          | 2006                 | 233          | 24,113                                                                             |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 36               | 30          | 2006                 | 11           | 1,139                                                                              |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| USP                      | 204              | 30          | 2006                 | 61           | 6,313                                                                              |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 2,390       |                      |              | 2,031                                                                              | 210,183  |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              | 86520 CARTESIAN POINTE DR, YULEE                                                   |          |        |           |             |                    |                |           |             |         | BLD DATE          |                 |            |                             |              | LGL DATE               |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         | XF DATE           |                 |            |                             |              | LAND DATE              |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         | INC DATE          |                 |            |                             |              | AG DATE                |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| 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        | 811.00 | SF        | 5.20        | 5.20               | 100            | 2006      | 2006        | 3       | 86                | 3,627           |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0855             | CONC PAVER  | 0                    | 100          | 0                                                                                  | 0        | 776.00 | SF        | 10.00       | 10.00              | 100            | 2024      | 2022        |         | 100               | 7,760           |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                                                                                    |          |        |           |             | TOTAL OB/XF        |                |           |             |         |                   |                 |            |                             |              | 11,387                 |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP          | R D                                                                                | LOC ZONE | FRONT  | DEPTH     | TOT LND UTS | UNIT TYPE          | D T            | 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        | 1.00    | 50,000.00         | 50,000.00       | 50,000     |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |        |           |             |                    |                |           |             |         |                   |                 |            |                             |              |                        |      |     |    |          |                 |  |  |  |  |  |  |  |  |  |