LOT 68
IN OR 1733/1089
CARTESIAN POINTE #3 PB 7/124

WILLIS VIDA M
86604 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

08-2N-27-0232-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

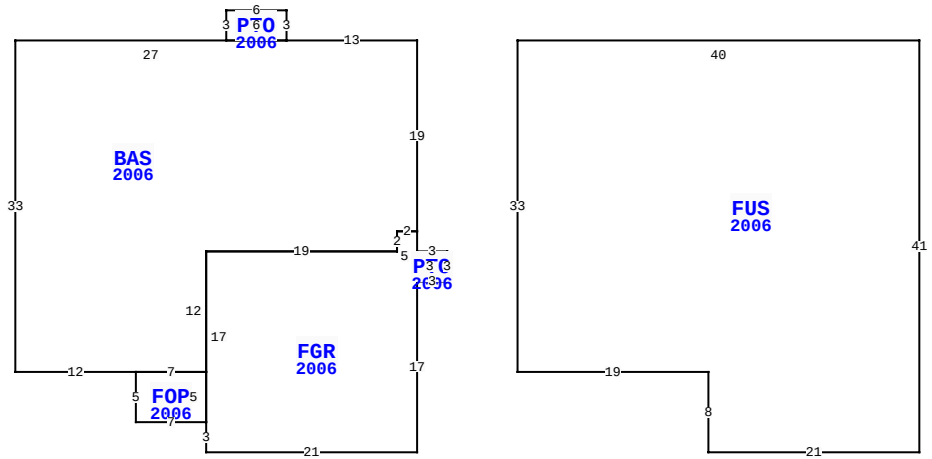
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,064	100	2006	1,064	106,595
FGR	424	55	2006	233	23,343
FOP	35	30	2006	10	1,002
FUS	1,488	100	2006	1,488	149,073
PTO	9	5	2006	0	0
PTO	18	5	2006	1	100
TOTALS	3,038			2,796	280,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	109.6704	109.67	306,637	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2012 Heated Area: 2552 HX Base Yr 2012



86604 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		280,113
TOTAL MARKET OB/XF VALUE		3,667
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		333,780
SOH/AGL Deduction		160,477
ASSESSED VALUE		173,303
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,581
TOTAL JUST VALUE		333,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17100	CO ISSUED	0	03/01/2006
B17100	NEW CONSTR	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1733/1089	3/28/2011	WD	U	I	11	125,000
GRANTOR: THE SECRETARY OF DEPA						
GRANTEE: WILLIS VIDA M						
1701/0958	9/27/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BAC HOMES LOANS SER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 PTO=[YR=2006] N3 W6 S3 E6$ W27 S33 E12
FOP=[YR=2006] S5 E7 FGR=[YR=2006] S3 E21 N17 PTO=[YR=2006]
E3 N3 W3 S3$ N5 W2 S2 W19 S17$ N5 W7$ E7 N12 E19 N2 E2 N19$
PTR= E50 FUS=[YR=2006] W40 S33 E19 S8 E21 N41$ W50$.

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	820.00	SF	5.20	5.20	100	2006	2006	3	86	3,667	

LAND DESCRIPTION

TOTAL OB/XF 3,667

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	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS