LOT 71
IN OR 1409/598 & OR 1939/1763
CARTESIAN POINTE #3 PB 7/124

PENISTER LESLEY R
86634 CARTESIAN POINT DRIVE
YULEE, FL 32097

**2025**

**08-2N-27-0232-0071-0000**

## BUILDING CHARACTERISTICS

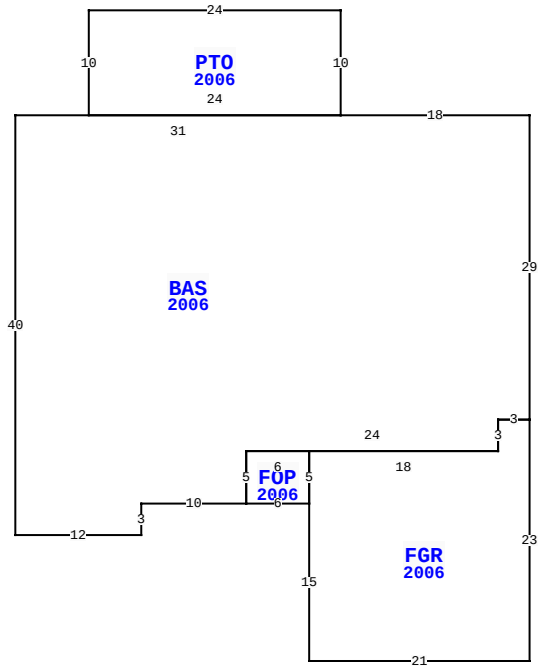
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 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 | 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 | 1,705 | 100 | 2006 | 1,705 | 179,660 |
| FGR | 429 | 55 | 2006 | 236 | 24,868 |
| FOP | 30 | 30 | 2006 | 9 | 948 |
| PTO | 240 | 5 | 2006 | 12 | 1,264 |
| TOTALS | 2,404 | | | 1,962 | 206,741 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,962 | 115.3509 | 115.35 | 226,317 | 2006 | 2006 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM – 100% - 2007 Heated Area: 1705 HX Base Yr 2007




86634 CARTESIAN POINTE DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/20/2023 | NW | LGL DATE |
| XF DATE | 03/06/2007 | DJ | LAND DATE |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,741 |
| TOTAL MARKET OB/XF VALUE | | 4,119 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 260,860 |
| SOH/AGL Deduction | | 114,940 |
| ASSESSED VALUE | | 145,920 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 95,198 |
| TOTAL JUST VALUE | | 260,860 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,641 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C0516796 | CO ISSUED | 126,010 | 11/01/2005 |
| B0516796 | NEW CONSTR | 126,010 | 11/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1939/1763 | 7/31/2014 | QC | U | I | 11 | 100 |
| GRANTOR: PENISTER DEIRDRE L | | | | | | |
| GRANTEE: PENISTER LESLEY R | | | | | | |
| 1409/0598 | 5/03/2006 | WD | Q | I | | 211,300 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: PENISTER LESLEY R & | | | | | | |

## 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 | 921.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 86 | 4,119 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W18 PTO=[YR=2006] N10 W24 S10 E24$ W31 S40 E12 N3 E10 FOP=[YR=2006] E6 FGR=[YR=2006] S15 E21 N23 W3 S3 W18 S5$ N5 W6 S5$ N5 E24 N3 E3 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 4,119

| 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