LOT 44
CARTESIAN POINTE #1 PB 6/345

HARDIE WILLIAM
86050 MEREDITH CT
YULEE, FL 32097

2025

09-2N-27-0230-0044-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

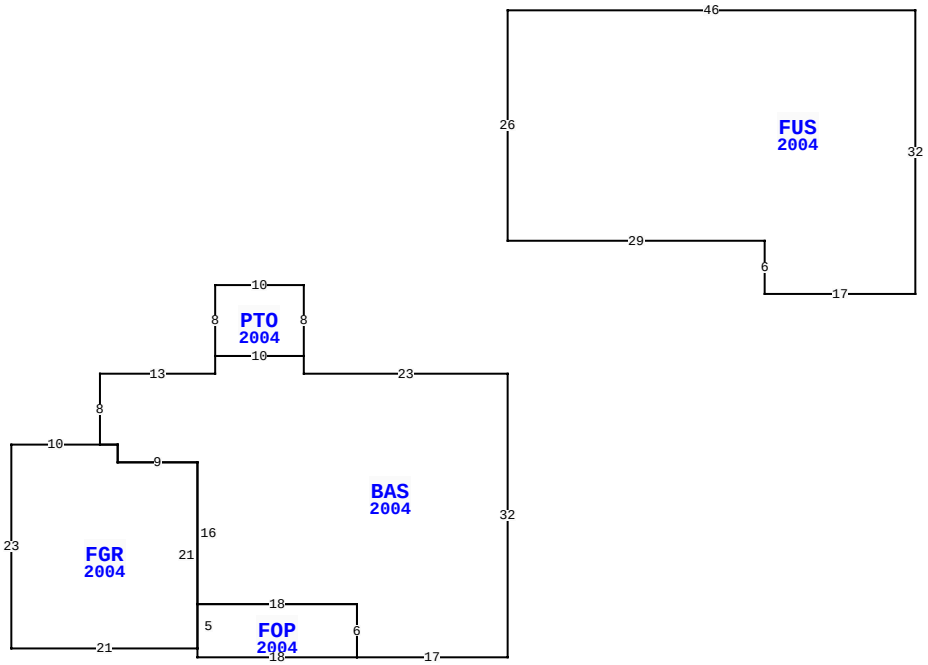
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2004	1,138	114,189
FGR	465	55	2004	256	25,688
FOP	108	30	2004	32	3,211
FUS	1,298	100	2004	1,298	130,242
PTO	80	5	2004	4	401
TOTALS	3,089			2,728	273,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,728	111.2832	111.28	303,572	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2025 Heated Area: 2436 HX Base Yr 2025



86050 MEREDITH CT, 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		273,731
TOTAL MARKET OB/XF VALUE		2,689
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,420
SOH/AGL Deduction		0
ASSESSED VALUE		326,420
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,698
TOTAL JUST VALUE		326,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311570	NEW CONSTR	168,026	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/1374	7/24/2024	WD	Q	I	01	355,000
GRANTOR: RAUTIO DANIEL						
GRANTEE: HARDIE WILLIAM						
2407/1812	11/05/2020	WD	Q	I	01	270,000
GRANTOR: SANCHEZ SATEEMA S						
GRANTEE: RAUTIO DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 N2 PTO=[YR=2004] N8 W10 S8 E10$ W10 S2 W13 S8 FGR=[YR=2004] W10 S23 E21 FOP=[YR=2004] S1 E18 N6 W18 S5$ N21 W9 N2 W2$ E2 S2 E9 S16 E18 S6 E17 N32$ PTR=N15 FUS=[YR=2004] N26 E46 S32 W17 N6 W29 $ S15$.

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	623.00	SF	5.20	5.20	100	2004	2004	3	83	2,689	

LAND DESCRIPTION

TOTAL OB/XF 2,689

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