LOT 53
CARTESIAN POINTE #1 PB 6/345

ALBRECHT JEREMY
86066 JORDAN COURT
YULEE, FL 32097

2025

09-2N-27-0230-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

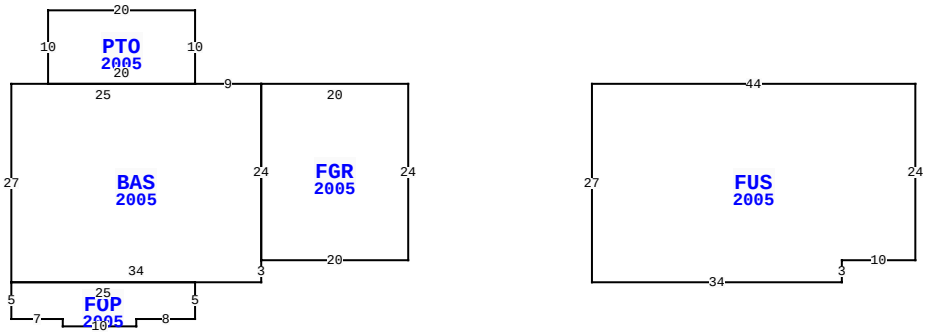
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	918	100	2005	918	91,559
FGR	480	55	2005	264	26,331
FOP	135	30	2005	40	3,989
FUS	1,158	100	2005	1,158	115,495
PTO	200	5	2005	10	997
TOTALS	2,891			2,390	238,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	110.0001	110.00	262,900	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 0 Heated Area: 2076 HX Base Yr



86066 JORDAN 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	238,371
TOTAL MARKET OB/XF VALUE	4,412
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	292,783
SOH/AGL Deduction	0
ASSESSED VALUE	292,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,783
TOTAL JUST VALUE	292,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413923	NEW CONSTR	2,000	11/01/2004
B0413369	NEW CONSTR	149,123	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/0827	2/08/2022	QC	U	I	11	100
GRANTOR: ALBRECHT SIERRA S						
GRANTEE: ALBRECHT JEREMY						
2347/0795	3/13/2020	WD	Q	I	01	220,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: ALBRECHT JEREMY & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W9 PTO=[YR=2005] N10 W20 S10 E20$ W25 S27
FOP=[YR=2005] S5 E7 S1 E10 N1 E8 N5 W25$ E34 N3 FGR=[YR=2005]
E20 N24 W20 S24$ N24$ PTR=E45 FUS=[YR=2005] E44 S24 W10 S3
W34 N27$ W45$.

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	0812	CONCRETE C	0	0	0	0	1,313.00	SF	4.00	4.00	100	2005	2005	3	84	4,412	

LAND DESCRIPTION

TOTAL OB/XF 4,412

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	0	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