LOT 61
IN OR 2168/1746
CARTESIAN POINTE #1 PB 6/345

PALMORE JANINNA V & CARLTON III/PALMORE C W JR
86071 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0230-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

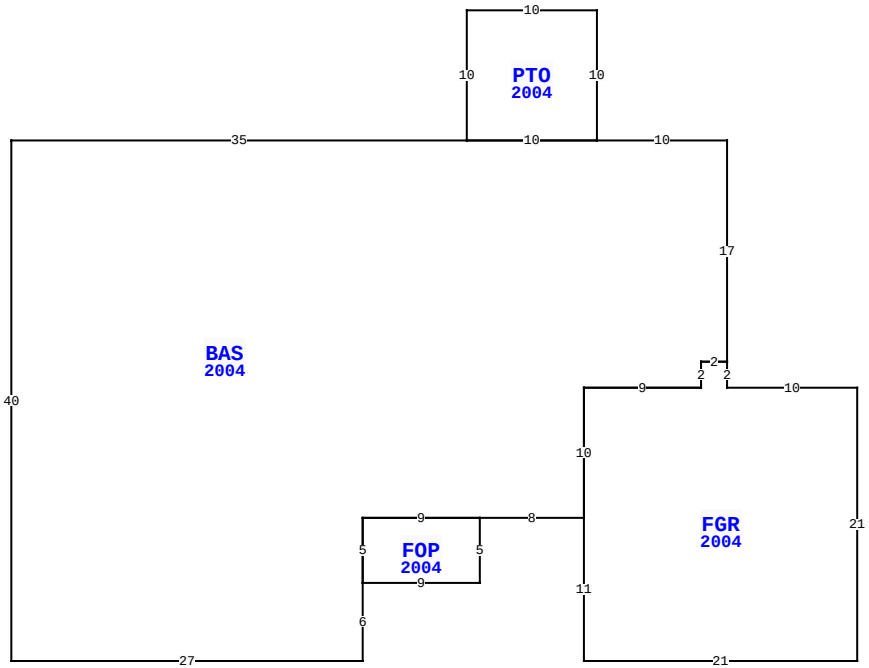
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,778	100	2004	1,778	178,005
FGR	445	55	2004	245	24,528
FOP	45	30	2004	14	1,401
PTO	100	5	2004	5	500
TOTALS	2,368			2,042	204,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	111.0291	111.03	226,723	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2019 Heated Area: 1778 HX Base Yr 2019



86071 CARTESIAN POINTE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,436
TOTAL MARKET OB/XF VALUE		3,168
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		257,604
SOH/AGL Deduction		78,254
ASSESSED VALUE		179,350
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,628
TOTAL JUST VALUE		257,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312111	NEW CONSTR	132,318	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2168/1746	1/05/2018	WD	Q	I	02	181,400
GRANTOR: MCCOY JUSTINE M &						
GRANTEE: PALMORE JANINNA V &						
1982/0673	5/08/2015	WD	Q	I	01	158,000
GRANTOR: DONLEY HOLLY K						
GRANTEE: MCCOY JUSTINE M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W10 W10 W35 S40 E27 N6 N5 E9 E8 N10 E9 N2 E2 N17 $
FGR=[YR=2004;ORIG=-11,29] S11 E21 N21 W10 N2 W2 S2 W9 S10 $
PTO=[YR=2004;ORIG=-10,0] N10 W10 S10 E10 $
FOP=[YR=2004;ORIG=-28,34] E9 N5 W9 S5 $
.

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	743.00	SF	5.20	5.20	100	2003	2003	3	82	3,168	

LAND DESCRIPTION

TOTAL OB/XF 3,168

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 04/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS