LOT 62
IN OR 1288/2
CARTESIAN POINTE #1 PB 6/345

SELLERS EVELYN
86083 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0230-0062-0000

BUILDING CHARACTERISTICS

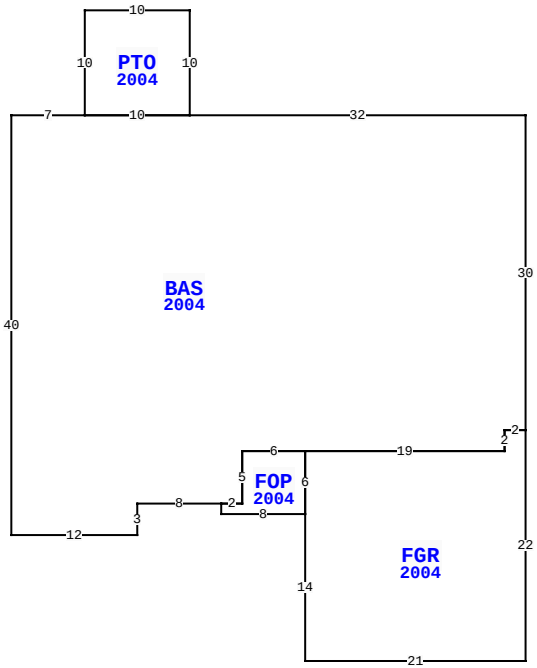
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	2004	1,710	169,610
FGR	424	55	2004	233	23,111
FOP	38	30	2004	11	1,091
PTO	100	5	2004	5	496
TOTALS	2,272			1,959	194,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	110.0001	110.00	215,490	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2006 Heated Area: 1710 HX Base Yr 2006



86083 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,307
TOTAL MARKET OB/XF VALUE		3,694
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		248,001
SOH/AGL Deduction		108,744
ASSESSED VALUE		139,257
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		83,535
TOTAL JUST VALUE		248,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0408766	H/AC	0	09/01/2004
B0413166	NEW CONSTR	126,080	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0002	1/14/2005	WD	Q	I		170,000
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: SELLERS MICHAEL & E						
1284/0334	12/29/2004	WD	Q	I		139,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WERLING PAUL J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W32 W10 W7 S40 E12 N3 E8 E2 N5 E6 E19 N2 E2 N30 $
FGR=[YR=2004;ORIG=-21,38] S14 E21 N22 W2 S2 W19 S6 $
PTO=[YR=2004;ORIG=-32,0] N10 W10 S10 E10 $
FOP=[YR=2004;ORIG=-29,37] S1 E8 N6 W6 S5 W2 $
.

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	856.00	SF	5.20	5.20	100	2004	2004	3	83	3,694	

LAND DESCRIPTION

TOTAL OB/XF 3,694

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