LOT 63
CARTESIAN POINTE #1 PB 6/345

TAYLOR HERBERT T
86097 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0230-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

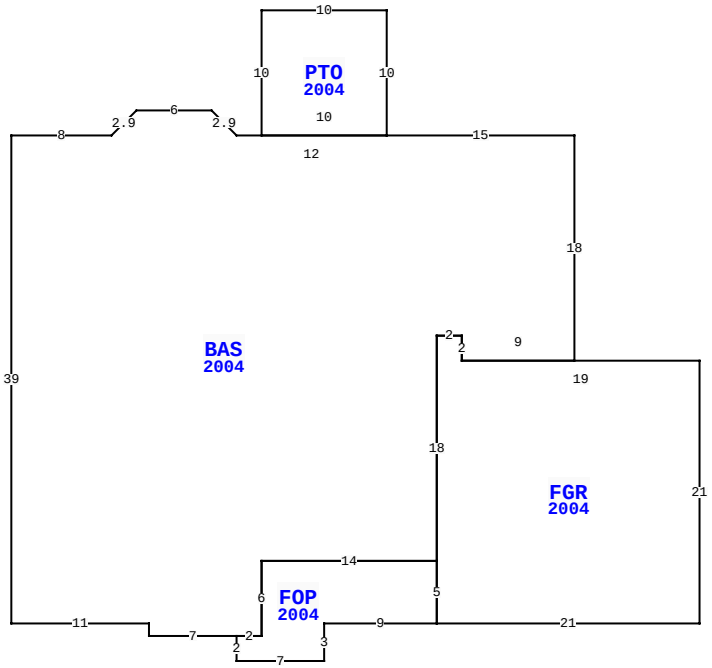
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,475	100	2004	1,475	152,074
FGR	445	55	2004	245	25,259
FOP	89	30	2004	27	2,784
PTO	100	5	2004	5	516
TOTALS	2,109			1,752	180,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	114.3450	114.34	200,324	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2024 Heated Area: 1475 HX Base Yr



86097 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		180,632
TOTAL MARKET OB/XF VALUE		8,206
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		238,838
SOH/AGL Deduction		1,133
ASSESSED VALUE		237,705
TOTAL EXEMPTION VALUE	14	237,705
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		238,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312113	NEW CONSTR	109,386	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2351/1483	3/20/2020	WD	U	I	17	152,200
GRANTOR: CHAPMAN FUNERAL CHAPE						
GRANTEE: TAYLOR HERBERT T						
1250/1925	8/05/2004	WD	Q	I		147,000
GRANTOR: DETLEFS ANN						
GRANTEE: CHAPMAN FUNERAL CHA						

BUILDING NOTES

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	867.00	SF	5.20	5.20	100	2004	2004	3	83	3,742	
2	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2024	2022		93	4,464	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W15 W12 U2L2 W6 D2L2 W8 S39 E11 S1 E7 E2 N6 E14 N18 E2 S2 E9 N18 $
FGR=[YR=2004;ORIG=-11,39] E21 N21 W19 N2 W2 S18 S5 $
PTO=[YR=2004;ORIG=-15,0] N10 W10 S10 E10 $
FOP=[YR=2004;ORIG=-27,40] S2 E7 N3 E9 N5 W14 S6 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,206

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