LOT 64
CARTESIAN POINTE #1 PB 6/345

LEE MARIO A JR & MARCELENE M
86111 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0230-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

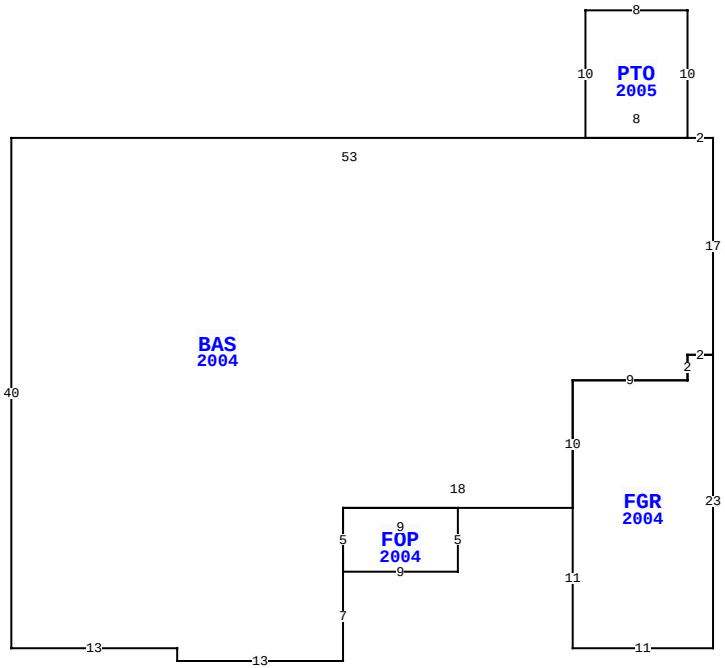
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,780	100	2004	1,780	181,330
FGR	235	55	2004	129	13,142
FOP	45	30	2004	14	1,427
PTO	80	5	2005	4	408
TOTALS	2,140			1,927	196,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	113.1900	113.19	218,117	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1780 HX Base Yr 2020



BLD DATE	03/20/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86111 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,305
TOTAL MARKET OB/XF VALUE		11,029
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		257,334
SOH/AGL Deduction		64,447
ASSESSED VALUE		192,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,165
TOTAL JUST VALUE		257,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16348	SCRN RM	3,115	09/01/2005
M0408172	H/AC	0	05/01/2004
B0412512	NEW CONSTR	125,586	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2287/0309	6/06/2019	WD	Q	I	01	214,000
GRANTOR: MERRITT JERRY W & DEA						
GRANTEE: LEE MARIO JR & MARC						
1244/1466	7/12/2004	WD	Q	I		146,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MERRITT JERRY W & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 PTO=[YR=2005] N10 W8 S10 E8$ W53 S40 E13 S1 E13 N7 FOP=[YR=2004] E9 N5 W9 S5$ N5 E18 FGR=[YR=2004] S11 E11 N23 W2 S2 W9 S10$ N10 E9 N2 E2 N17$.

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	569.00	SF	5.20	5.20	100	2004	2004	3	83	2,456	
2	0911	SCRN RM A	0	100	22	10	220.00	SF	17.50	17.50	100	2005	2005	3	22	847	
3	0810	CONCRETE A	0	100	0	0	552.00	SF	6.50	6.50	100	2005	2005	3	84	3,014	
4	0476	VF 6 SBPL	0	100	0	0	199.00	LF	32.00	32.00	100	2009	2009	3	74	4,712	

LAND DESCRIPTION

TOTAL OB/XF 11,029

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