LOT 66
IN OR 1235/635 & OR 1882/1529
CARTESIAN POINTE #1 PB 6/345

HABLE VINCENT F
86120 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0230-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

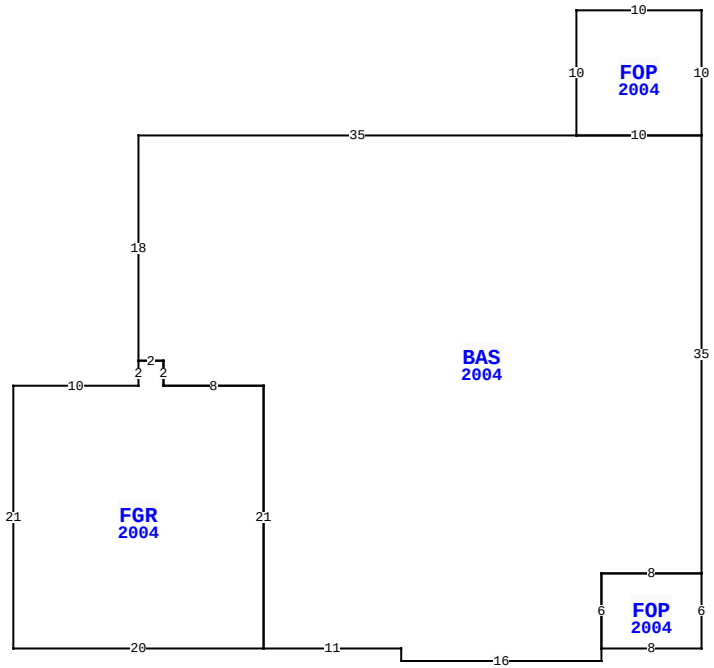
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	2004	1,599	161,858
FGR	424	55	2004	233	23,585
FOP	48	30	2004	14	1,417
FOP	100	30	2004	30	3,037
TOTALS	2,171			1,876	189,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	112.1610	112.16	210,412	2004	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2005 Heated Area: 1599 HX Base Yr 2005



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

86120 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,897
TOTAL MARKET OB/XF VALUE		3,664
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		243,561
SOH/AGL Deduction		106,632
ASSESSED VALUE		136,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,207
TOTAL JUST VALUE		243,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412343	NEW CONSTR	120,052	02/01/2004
R045861	REPAIR/RRF	2,000	02/01/2004
P047668	NEW CONSTR	0	02/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1882/1529	10/02/2013	QC	U	I	11	100
GRANTOR: HABLE THERESA A						
GRANTEE: HABLE VINCENT						
1235/0635	6/03/2004	WD	Q	I		139,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HABLE VINCENT F & T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W10 S10 BAS=[YR=2004] W35 S18 FGR=[YR=2004] S2 W10 S21 E20 N21 W8 N2 W2$ E2 S2 E8 S21 E11 S1 E16 N1 FOP=[YR=2004] E8 N6 W8 S6$ N6 E8 N35 W10$ E10 N10$.

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	849.00	SF	5.20	5.20	100	2004	2004	3	83	3,664	

LAND DESCRIPTION

TOTAL OB/XF 3,664

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