

MAIN BRENT & MOLLY
86054 CARTESIAN POINTE DR
YULEE, FL 32097

09-2N-27-0230-0070-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall09AVERAGE 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units1. 1 000 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4050.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,76710020041,767176,905

FGR44555200424524,528

FOP45302004141,401

FSP100402009404,004

TOTALS2,3572,066206,839

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT TYPEPRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10811CONCRETE B01000843.00SF5.205.20100200420043833,638

LAND DESCRIPTIONTOTAL OB/XF3,638

REVIEW DATE05/12/2019BYKBA

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,066111.0291111.03229,388200420040009.8390.17

86054 CARTESIAN POINTE DR, YULEE

BLD DATEXF DATEINC DATE03/20/2023NW

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE206,839

TOTAL MARKET OB/XF VALUE3,638

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE260,477

SOH/AGL Deduction114,502

ASSESSED VALUE145,975

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE95,253

TOTAL JUST VALUE260,477

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE251,272

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1830/080012/17/2012WDQI02135,000

GRANTOR:MILLER JOHN CHARLES &

GRANTEE:MAIN BRENT & MOLLY

1636/11448/21/2009WDQI01157,000

GRANTOR:GARRETT CHARLES JR &

GRANTEE:MILLER JOHN C & NIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W35 FSP=[YR=2009] N10 W10 S10 E10 \$ W20 S17
FGR=[YR=2004] S2 W10 S21 E21 N21 W9 N2 W2 \$ E2 S2 E9 S10 E9
FOP=[YR=2004] S5 E9 N5 W9 \$ E9 S11 E26 N40 \$.

1 SINGLE FAM - 100% - 2013

Heated Area: 1767

HX Base Yr 2013

FSP2009

BAS2004

FGR2004

FOP2004

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