LOT 72
CARTESIAN POINTE #1 PB 6/345

ELLIOTT MARTIN & ROSALIE L/E/
86089 JORDAN CT
YULEE, FL 32097

2025

09-2N-27-0230-0072-0000

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	11	CLAY TILE 100
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

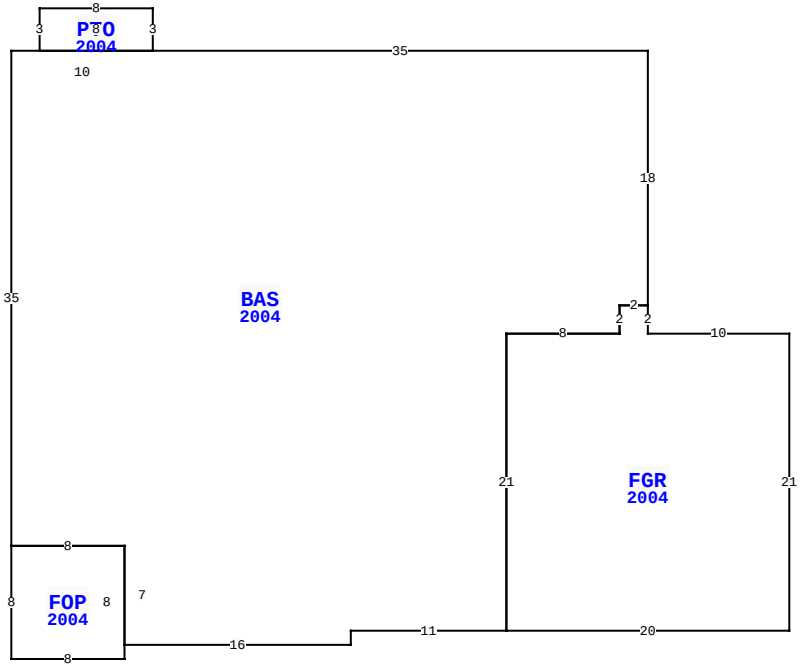
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	2004	1,599	187,206
FGR	424	55	2004	233	27,279
FOP	64	30	2004	19	2,225
PTO	24	5	2004	1	117
TOTALS	2,111			1,852	216,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	126.5670	126.57	234,408	2004	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1599 HX Base Yr 2023



86089 JORDAN CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,827
TOTAL MARKET OB/XF VALUE		2,620
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,447
SOH/AGL Deduction		3,930
ASSESSED VALUE		265,517
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,795
TOTAL JUST VALUE		269,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002211	REPAIR/RRF	13,090	02/23/2022
B0413342	NEW CONSTR	120,202	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/1852	3/07/2022	LE	U	I	11	100
GRANTOR: ELLIOTT MARTIN & ROSA						
GRANTEE: ELLIOTT ERIC MATTHE						
2533/1396	1/27/2022	WD	Q	I	01	300,000
GRANTOR: MARTIN STEPHEN T						
GRANTEE: ELLIOTT MARTIN & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W35 PTO=[YR=2004] N3 W8 S3 E8$ W10 S35
FOP=[YR=2004] S8 E8 N8 W8$ E8 S7 E16 N1 E11 FGR=[YR=2004]
E20 N21 W10 N2 W2 S2 W8 S21$ N21 E8 N2 E2 N18$.

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	607.00	SF	5.20	5.20	100	2004	2004	3	83	2,620	

LAND DESCRIPTION

TOTAL OB/XF 2,620

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		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