LOT 74
CARTESIAN POINTE #1 PB 6/345

HART BOYCE R
86073 JORDAN CT
YULEE, FL 32097

2025

09-2N-27-0230-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

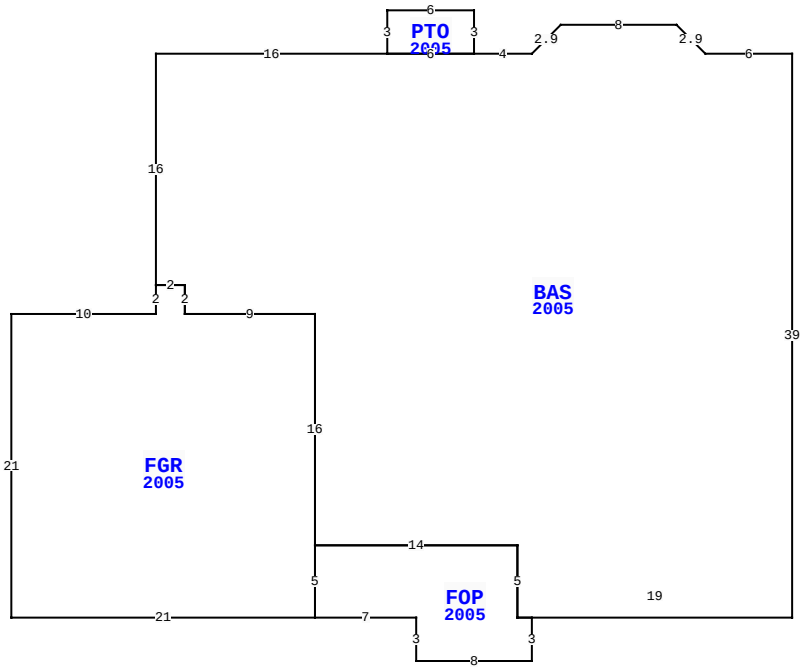
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	2005	1,431	149,730
FGR	445	55	2005	245	25,635
FOP	94	30	2005	28	2,930
PTO	18	5	2005	1	104
TOTALS	1,988			1,705	178,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,705	115.3950	115.40	196,757	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2021 Heated Area: 1431 HX Base Yr 2021



86073 JORDAN CT, 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		178,400
TOTAL MARKET OB/XF VALUE		3,864
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		232,264
SOH/AGL Deduction		49,019
ASSESSED VALUE		183,245
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		127,523
TOTAL JUST VALUE		232,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413368	NEW CONSTR	108,887	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/1167	5/20/2020	WD	Q	I	01	191,500
GRANTOR: SIECKER BONNIE L						
GRANTEE: HART BOYCE R						
1312/1205	4/26/2005	WD	Q	I		140,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SIECKER BONNIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W6 U2L2 W8 D2L2 W4 W6 W16 S16 E2 S2 E9 S16 E14 S5 E19 N39 $
FGR=[YR=2005;ORIG=-44,16] S2 W10 S21 E21 N5 N16 W9 N2 W2 $
FOP=[YR=2005;ORIG=-33,39] E7 S3 E8 N3 W1 N5 W14 S5 $
PTO=[YR=2005;ORIG=-22,0] N3 W6 S3 E6 $
.

EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	1,150.00	SF	4.00	4.00	100	2005	2005	3	84	3,864	

LAND DESCRIPTION

TOTAL OB/XF 3,864

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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