LOT 1
CARTESIAN POINTE #2 PB 7/35

SMITH JOHN/
86142 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0001-0000

BUILDING CHARACTERISTICS

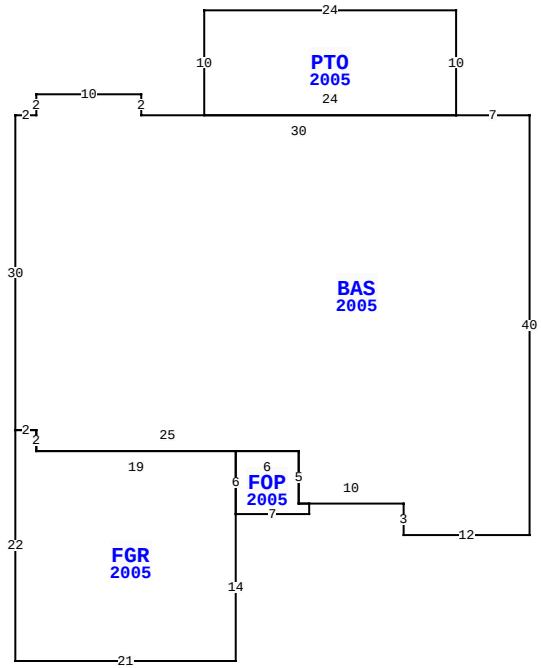
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,730	100	2005	1,730	175,603
FGR	424	55	2005	233	23,650
FOP	37	30	2005	11	1,117
PTO	240	5	2005	12	1,218
TOTALS	2,431			1,986	201,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	112.1610	112.16	222,750	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1730 HX Base Yr 2023



86142 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,589
TOTAL MARKET OB/XF VALUE		3,726
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		255,315
SOH/AGL Deduction		42,368
ASSESSED VALUE		212,947
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,225
TOTAL JUST VALUE		255,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14794	ELEC OTHER	2,000	04/01/2005
M09399	MECH OTHER	0	03/01/2005
B14535	NEW CONSTR	126,080	02/01/2005
P09095	OTHER	0	02/01/2005
R07203	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	3/31/2022	CN	Q	I	01	280,000
GRANTOR: POWELL DANIEL L & CEC						
GRANTEE: SMITH JOHN						
1330/1549	7/06/2005	WD	Q	I		172,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: POWELL DANIEL L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 PTO=[YR=2005] N10 W24 S10 E24$ W30 N2 W10 S2 W2 S30 FGR=[YR=2005] S22 E21 N14 FOP=[YR=2005] E7 N1 W1 N5 W6 S6$ N6 W19 N2 W2$ E2 S2 E25 S5 E10 S3 E12 N40$.

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	853.00	SF	5.20	5.20	100	2005	2005	3	84	3,726	

LAND DESCRIPTION

TOTAL OB/XF 3,726

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