LOT 2
IN OR 2083/1568
CARTESIAN POINTE #2 PB 7/35

MARTINEZ MAZ A & PENNY I
86152 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 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

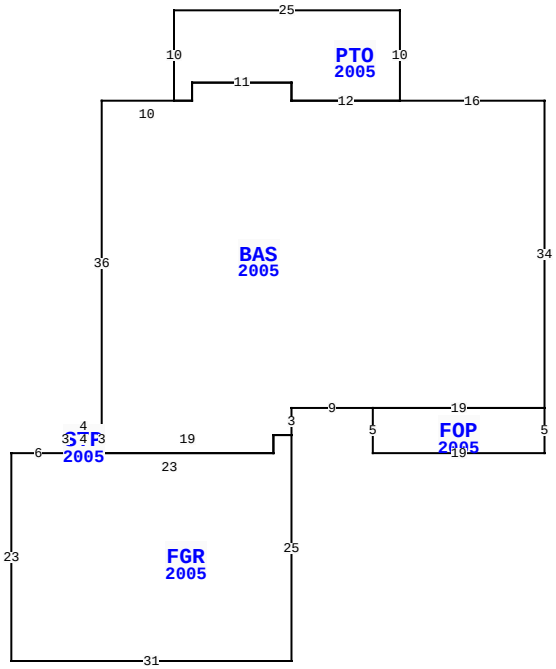
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	2005	1,789	178,862
FGR	717	55	2005	394	39,391
FOP	95	30	2005	28	2,799
PTO	228	5	2005	11	1,100
STP	12	10	2005	1	100
TOTALS	2,841			2,223	222,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,223	113.2929	113.29	251,844	2005	2005	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1789 HX Base Yr 2017



86152 CARTESIAN POINTE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,252
TOTAL MARKET OB/XF VALUE		11,427
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		283,679
SOH/AGL Deduction		109,059
ASSESSED VALUE		174,620
TOTAL EXEMPTION VALUE	HX HB AM	143,814
BASE TAXABLE VALUE		30,806
TOTAL JUST VALUE		283,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15279	ELEC OTHER	1,500	07/01/2005
M09585	OTHER	0	04/01/2005
P09268	OTHER	0	03/01/2005
B14532	NEW CONSTR	138,250	02/01/2005
R07200	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1568	11/09/2016	WD	Q	I	01	204,900
GRANTOR: MINOR LISA F/K/A LISA						
GRANTEE: MARTINEZ MAZ A & &						
1352/0675	9/23/2005	WD	Q	I		221,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SOWELL LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N10 W25 S10 E2 N2 E11 S2 E12$ W12 N2 W11 S2 W10 S36 STP=[YR=2005] W4 S3 FGR=[YR=2005] W6 S23 E31 N25 W2 S2 W23$ E4 N3$ S3 E19 N2 E2 N3 E9 FOP=[YR=2005] S5 E19 N5 W19$ E19 N34 $.

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	1,311.00	SF	5.20	5.20	100	2005	2005	3	84	5,726	
2	0476	VF 6 SBPL	0	100	0	0	269.00	LF	32.00	32.00	100	2005	2005	3	64	5,509	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	

LAND DESCRIPTION

TOTAL OB/XF 11,427

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