LOT 3
CARTESIAN POINTE #2 PB 7/35

MITCHELL CHRISTIAN S & ILVA
86164 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

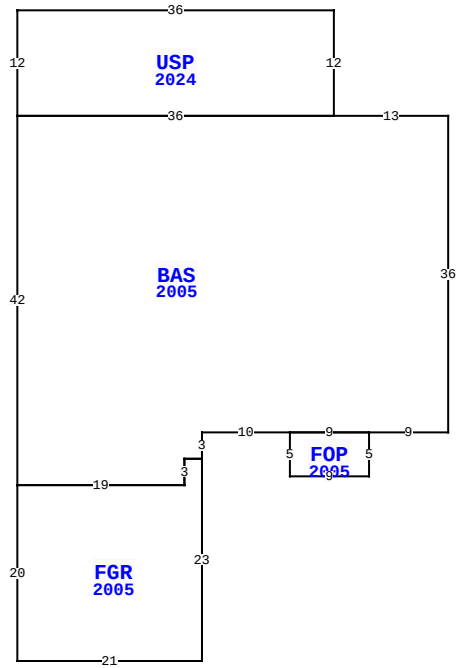
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,884	100	2005	1,884	206,985
FGR	426	55	2005	234	25,709
FOP	45	30	2005	14	1,538
USP	432	30	2024	130	14,282
TOTALS	2,787			2,262	248,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	121.1672	121.17	274,087	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2019 Heated Area: 1884 HX Base Yr 2019



86164 CARTESIAN POINTE DR, 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		248,515
TOTAL MARKET OB/XF VALUE		3,892
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		302,407
SOH/AGL Deduction		90,386
ASSESSED VALUE		212,021
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,299
TOTAL JUST VALUE		302,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515130	ELEC OTHER	1,500	06/01/2005
M09499	MECH OTHER	0	03/01/2005
P09242	OTHER	0	03/01/2005
R07353	REPAIR/RRF	2,000	03/01/2005
B14784	NEW CONSTR	138,258	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1135	3/11/2022	QC	U	I	11	84,900
GRANTOR: MITCHELL CHRISTIAN S						
GRANTEE: MITCHELL CHRISTIAN						
2169/0121	1/05/2018	WD	Q	I	01	205,000
GRANTOR: STEELE DEBBY J & THAD						
GRANTEE: MITCHELL CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W13 W36 S42 E19 N3 E2 N3 E10 E9 E9 N36 $
FGR=[YR=2005;ORIG=-49,42] S20 E21 N23 W2 S3 W19 $
FOP=[YR=2005;ORIG=-18,36] S5 E9 N5 W9 $
USP=[YR=2024;ORIG=-49,0] E36 N12 W36 S12 $
.

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	891.00	SF	5.20	5.20	100	2005	2005	3	84	3,892	

LAND DESCRIPTION

TOTAL OB/XF 3,892

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 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