LOT 4
IN OR 1368/1757
CARTESIAN POINTE #2 PB 7/35

FULLER BYRON K & SANDRA G
86180 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0004-0000

BUILDING CHARACTERISTICS

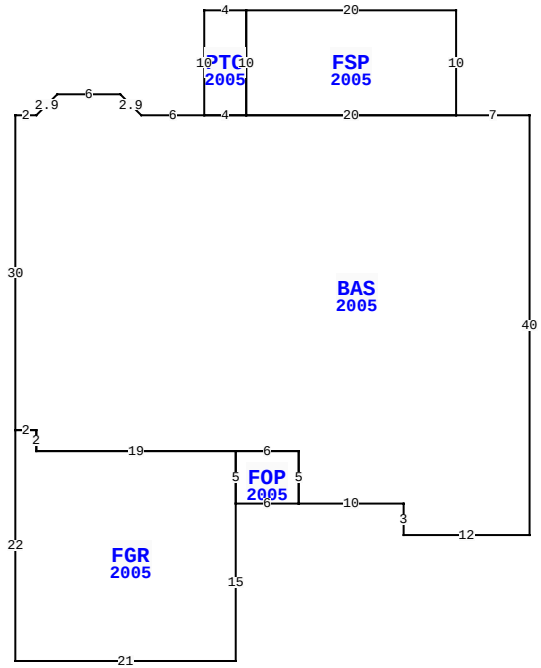
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,726	100	2005	1,726	172,146
FGR	424	55	2005	233	23,239
FOP	30	30	2005	9	898
FSP	200	40	2005	80	7,979
PTO	40	5	2005	2	199
TOTALS	2,420			2,050	204,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	110.0001	110.00	225,500	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2007 Heated Area: 1726 HX Base Yr 2007



86180 CARTESIAN POINTE DR, YULEE

BLD DATE		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		204,461
TOTAL MARKET OB/XF VALUE		22,694
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,155
SOH/AGL Deduction		115,099
ASSESSED VALUE		162,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,334
TOTAL JUST VALUE		277,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20256	SWIM POOL	29,408	07/01/2007
E14797	ELEC OTHER	1,500	04/01/2005
M09498	MECH OTHER	0	03/01/2005
P09219	OTHER	0	03/01/2005
B14534	NEW CONSTR	126,010	02/01/2005
R07202	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1757	11/23/2005	WD	Q	I		200,000
GRANTOR: DENNARD SHERRY						
GRANTEE: FULLER BYRON K & SA						
1337/1036	8/01/2005	WD	Q	I		169,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DENNARD SHERRY						

BUILDING NOTES

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	844.00	SF	5.20	5.20	100	2005	2005	3	84	3,687	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	
3	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00	32.00	100	2005	2005	3	64	3,420	
4	0911	SCRN RM A	0	100	10	10	100.00	SF	17.50	17.50	100	2005	2005	3	22	385	
5	0845	KOOL DECK	0	100	0	0	672.00	SF	7.25	7.25	100	2007	2007	3	87	4,239	
6	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2007	2007	3	44	10,771	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W7 W20 W4 W6 U2L2 W6 D2L2 W2 S30 E2 S2 E19 E6 S5 E10 S3 E12 N40 $
FGR=[YR=2005;ORIG=-49,30] S22 E21 N15 N5 W19 N2 W2 $
FSP=[YR=2005;ORIG=-7,0] N10 W20 S10 E20 $
PTO=[YR=2005;ORIG=-27,-10] W4 S10 E4 N10 $
FOP=[YR=2005;ORIG=-28,37] E6 N5 W6 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,694

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 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS