LOT 5
IN OR 2160/1042
CARTESIAN POINTE #2 PB 7/35

LESLIE ALYSSA N
86194 CARTESIAN POINTE DR
YULEE, FL 32097

**2025**

**09-2N-27-0231-0005-0000**

## BUILDING CHARACTERISTICS

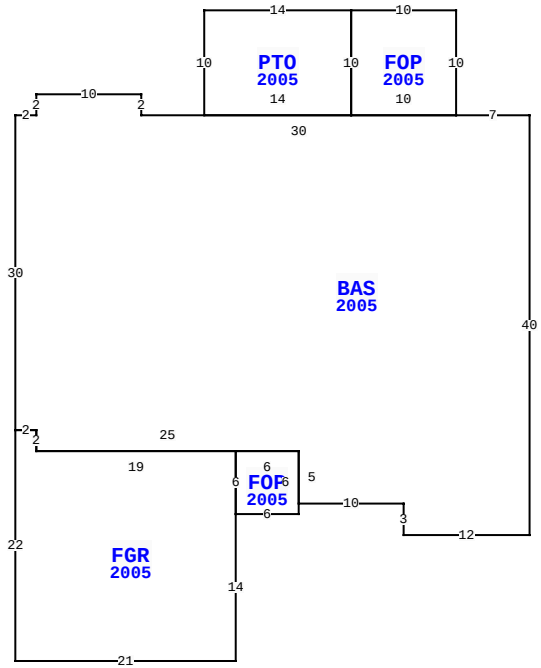
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 174,161 |
| FGR | 424 | 55 | 2005 | 233 | 23,456 |
| FOP | 36 | 30 | 2005 | 11 | 1,107 |
| FOP | 100 | 30 | 2005 | 30 | 3,020 |
| PTO | 140 | 5 | 2005 | 7 | 705 |
| TOTALS | 2,430 | | | 2,011 | 202,449 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,011 | 111.0291 | 111.03 | 223,281 | 2005 | 2005 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1730 HX Base Yr 2018




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

86194 CARTESIAN POINTE DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 202,449 |
| TOTAL MARKET OB/XF VALUE | | 3,647 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 256,096 |
| SOH/AGL Deduction | | 77,839 |
| ASSESSED VALUE | | 178,257 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 127,535 |
| TOTAL JUST VALUE | | 256,096 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 247,506 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M09400 | MECH OTHER | 0 | 03/01/2005 |
| P09124 | OTHER | 0 | 03/01/2005 |
| B14551 | NEW CONSTR | 126,080 | 02/01/2005 |
| E14430 | ELEC OTHER | 1,500 | 02/01/2005 |
| P09096 | OTHER | 0 | 02/01/2005 |
| R07219 | REPAIR/RRF | 2,000 | 02/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2160/1042 | 11/20/2017 | WD | Q | I | 01 | 189,400 |
| GRANTOR: LEDESMA ERIC M | | | | | | |
| GRANTEE: LESLIE ALYSSA N | | | | | | |
| 1865/0688 | 6/28/2013 | WD | U | I | 30 | 110,000 |
| GRANTOR: LEDESMA LEAH S | | | | | | |
| GRANTEE: LEDESMA ERIC M | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W7 FOP=[YR=2005] N10 W10 PTO=[YR=2005] W14 S10 E14 N10$ S10 E10$ W30 N2 W10 S2 W2 S30 FGR=[YR=2005] S22 E21 N14 FOP=[YR=2005] E6 N6 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 | 835.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 84 | 3,647 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,647

| 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