LOT 9
CARTESIAN POINTE #2 PB 7/35

**HOWSE DARREN A & SARAH A**
86520 CARTESIAN POINTE DR
YULEE, FL 32097

**2025**

**09-2N-27-0231-0009-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

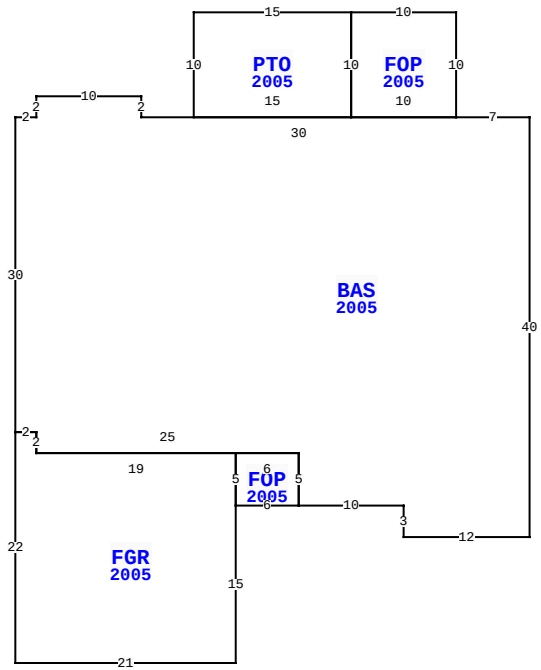
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 178,192 |
| FGR | 424 | 55 | 2005 | 233 | 23,999 |
| FOP | 30 | 30 | 2005 | 9 | 927 |
| FOP | 100 | 30 | 2005 | 30 | 3,090 |
| PTO | 150 | 5 | 2005 | 8 | 824 |
| TOTALS | 2,434 | | | 2,010 | 207,032 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,010 | 113.6016 | 113.60 | 228,336 | 2005 | 2005 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1730 HX Base Yr 2022




86250 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 | | 207,032 |
| TOTAL MARKET OB/XF VALUE | | 3,414 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 260,446 |
| SOH/AGL Deduction | | 95,869 |
| ASSESSED VALUE | | 164,577 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 113,855 |
| TOTAL JUST VALUE | | 260,446 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,651 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15365 | ELEC OTHER | 1,500 | 07/01/2005 |
| M09970 | MECH OTHER | 0 | 07/01/2005 |
| P0509414 | OTHER | 0 | 05/01/2005 |
| R07557 | REPAIR/RRF | 2,000 | 04/01/2005 |
| B15114 | NEW CONSTR | 126,010 | 04/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2497/0535 | 9/15/2021 | WD | Q | I | 01 | 276,000 |
| GRANTOR: MODIE DOUGLAS C | | | | | | |
| GRANTEE: HOWSE DARREN A & SA | | | | | | |
| 1356/1523 | 10/07/2005 | WD | Q | I | | 176,800 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: MODIE DOUGLAS C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W7 FOP=[YR=2005] N10 W10 PTO=[YR=2005] W15 S10 E15 N10$ S10 E10$ W30 N2 W10 S2 W2 S30 FGR=[YR=2005] S22 E21 N15 FOP=[YR=2005] E6 N5 W6 S5$ N5 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,016.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 3,414 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,414

| 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