LOT 14
IN OR 1977/1296
CARTESIAN POINTE #2 PB 7/35

VILLAMIL HELEN LIVING TRUST/VILLAMIL HELEN TRUSTEE
7437 WEST MANCHESTER AVE UNIT
LOS ANGELES, CA 90045

2025

09-2N-27-0231-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

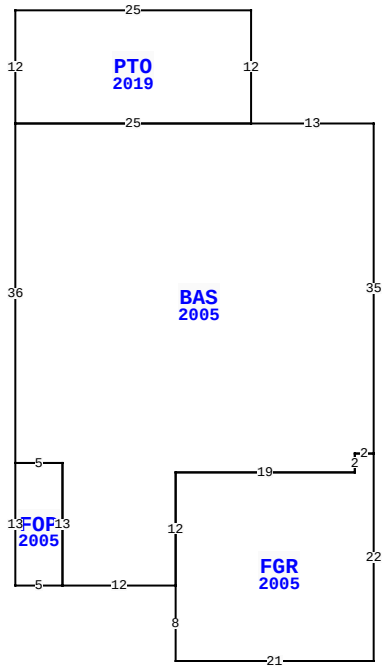
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,541	100	2005	1,541	158,305
FGR	424	55	2005	233	23,936
FOP	65	30	2005	20	2,055
PTO	300	5	2019	15	1,541
TOTALS	2,330			1,809	185,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	113.2950	113.30	204,960	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 0 Heated Area: 1541 HX Base Yr



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

86311 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	185,837
TOTAL MARKET OB/XF VALUE	6,570
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	242,407
SOH/AGL Deduction	0
ASSESSED VALUE	242,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,407
TOTAL JUST VALUE	242,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15801	ELEC OTHER	1,500	09/01/2005
M10363	MECH OTHER	0	09/01/2005
P09811	OTHER	0	08/01/2005
R07920	REPAIR/RRF	2,000	07/01/2005
B15626	NEW CONSTR	119,440	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2179/1177	2/13/2018	TD	U	I	11	100
GRANTOR: VILLAMIL HELEN LIVING						
GRANTEE: VILLAMIL HELEN LIVI						
1977/1296	1/01/2015	TD	U	I	11	100
GRANTOR: VILLAMIL HELEN LIVING						
GRANTEE: QUICENO JULIO C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2019] N12 W25 S12E25$ W25 S36 FOP=[YR=2005] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2005] S8 E21 N22 W2 S2 W19 S12$ N12 E19 N2 E2 N35$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	799.00	SF	5.20	5.20	100	2005	2005	3	84	3,490	

LAND DESCRIPTION

TOTAL OB/XF 6,570

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/23/2020 BY NWP Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS