

LOT 16
IN OR 1857/170
CARTESIAN POINTE #2 PB 7/35

LEDINGER DARLENE LVG TRUST/LEDINGER DARLENE TRUS
PO BOX 187
YULEE, FL 32041-0187

2025

09-2N-27-0231-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

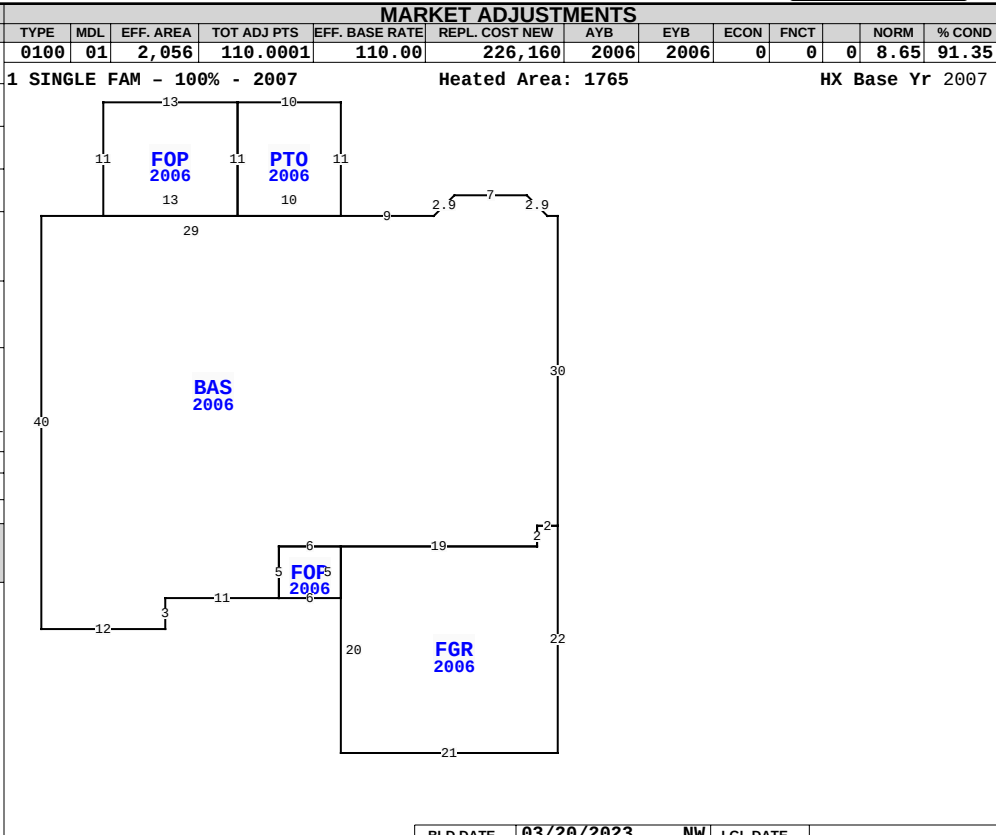
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100	2006	1,765	177,356
FGR	424	55	2006	233	23,413
FOP	30	30	2006	9	904
FOP	143	30	2006	43	4,321
PTO	110	5	2006	6	603
TOTALS	2,472			2,056	206,597

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	779.00	SF	5.20	5.20	100	2006	2006	3	86	3,484	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

TOTAL OB/XF		
5,264		

NASSAU COUNTY PROPERTY		
PAGE 1 of 1	4	
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,597
TOTAL MARKET OB/XF VALUE		5,264
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		261,861
SOH/AGL Deduction		115,958
ASSESSED VALUE		145,903
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,181
TOTAL JUST VALUE		261,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16396	ELEC OTHER	1,500	12/01/2005
M10840	OTHER	0	12/01/2005
P10181	OTHER	0	10/01/2005
C16034	CO ISSUED	126,010	09/01/2005
R08206	REPAIR/RRF	2,000	09/01/2005
B16034	NEW CONSTR	126,010	09/01/2005

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1857/0170	5/16/2013	QC U I 11
GRANTOR: LEDINGER DARLENE		
GRANTEE: LEDINGER DARLENE T		
1826/1534	11/19/2012	QC U I 11
GRANTOR: LEDINGER DARLENE TRU		
GRANTEE: LEDINGER DARLENE		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2006] W1 L2 U2 W7 D2 L2 W9 PTO=[YR=2006] N11 W10		
FOP=[YR=2006] W13 S11 E13 N11\$ S11 E10\$ W29 S40 E12 N3 E11		
FOP=[YR=2006] E6 N5 W6 S5\$ N5 E6 FGR=[YR=2006] S20 E21 N22		
W2 S2 W19\$ E19 N2 E2 N30\$.		