LOT 17
CARTESIAN POINTE #2 PB 7/35

WOOD TERRI
86271 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0017-0000

BUILDING CHARACTERISTICS

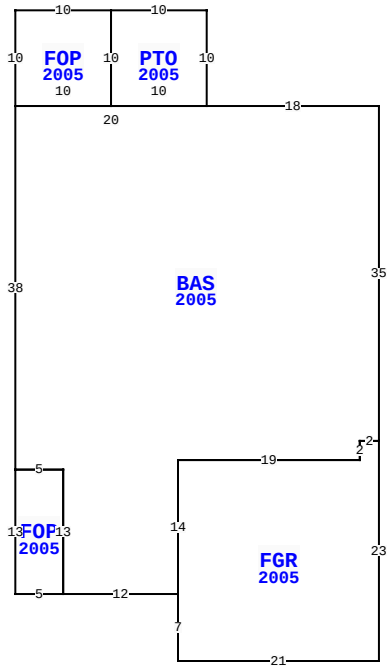
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,575	100	2005	1,575	158,556
FGR	445	55	2005	245	24,664
FOP	65	30	2005	20	2,014
FOP	100	30	2005	30	3,020
PTO	100	5	2005	5	503
TOTALS	2,285			1,875	188,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	111.0291	111.03	208,181	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 2023 Heated Area: 1575 HX Base Yr



86271 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	188,758
TOTAL MARKET OB/XF VALUE	3,586
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	242,344
SOH/AGL Deduction	0
ASSESSED VALUE	242,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,344
TOTAL JUST VALUE	242,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15604	ELEC OTHER	1,500	08/01/2005
M10236	MECH OTHER	0	08/01/2005
P09699	OTHER	0	07/01/2005
R0507737	REPAIR/RRF	2,000	06/01/2005
P0509650	OTHER	0	06/01/2005
B0515369	NEW CONSTR	119,440	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/1287	9/01/2022	WD	U	I	37	200,000
GRANTOR: TILSON JASON P						
GRANTEE: WOOD TERRI						
1369/0419	11/23/2005	WD	Q	I		191,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: TILSON JASON P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 PTO=[YR=2005] N10 W10 FOP=[YR=2005] W10 S10 E10 N10$ S10 E10$ W20 S38 FOP=[YR=2005] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2005] S7 E21 N23 W2 S2 W19 S14$ N14 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	0811	CONCRETE B	0	0	0	0	821.00	SF	5.20	5.20	100	2005	2005	3	84	3,586	

LAND DESCRIPTION

TOTAL OB/XF 3,586

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 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