LOT 18
IN OR 2117/805
CARTESIAN POINTE #2 PB 7/35

SEGURA IRIS
86257 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0231-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

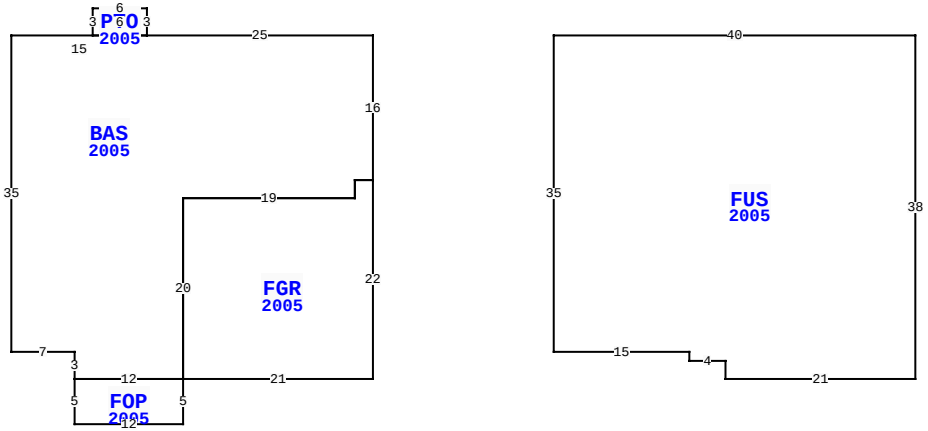
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	2005	1,075	104,935
FGR	424	55	2005	233	22,744
FOP	60	30	2005	18	1,757
FUS	1,467	100	2005	1,467	143,199
PTO	18	5	2005	1	98
TOTALS	3,044			2,794	272,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,794	107.8560	107.86	301,361	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 2025 Heated Area: 2542 HX Base Yr



86257 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,732
TOTAL MARKET OB/XF VALUE	3,538
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	326,270
SOH/AGL Deduction	0
ASSESSED VALUE	326,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,270
TOTAL JUST VALUE	326,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15654	ELEC OTHER	1,500	09/01/2005
M10235	MECH OTHER	0	08/01/2005
P09697	OTHER	0	07/01/2005
R0507735	REPAIR/RRF	2,000	06/01/2005
P0509651	OTHER	0	06/01/2005
B0515367	NEW CONSTR	160,402	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0805	4/25/2017	WD	Q	I	01	189,000
GRANTOR: MIXSON GRETCHEN BRIAN						
GRANTEE: SARAVIA ROBIN ELI S						
1858/1442	3/29/2013	WD	Q	I	01	140,000
GRANTOR: MACDONALD GREGORY & A						
GRANTEE: WHALEY GRETCHEN & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 PTO=[YR=2005] N3 W6 S3 E6$ W15 S35 E7 S3 FOP=[YR=2005] S5 E12 N5 W12$ E12 FGR=[YR=2005] E21 N22 W2 S2 W19 S20$ N20 E19 N2 E2 N16$ PTR=E20 FUS=[YR=2005] E40 S38 W21 N2 W4 N1 W15 N35$ W20$.

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	810.00	SF	5.20	5.20	100	2005	2005	3	84	3,538	

LAND DESCRIPTION

TOTAL OB/XF 3,538

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