LOT 20
CARTESIAN POINTE #2 PB 7/35

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

09-2N-27-0231-0020-0000

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

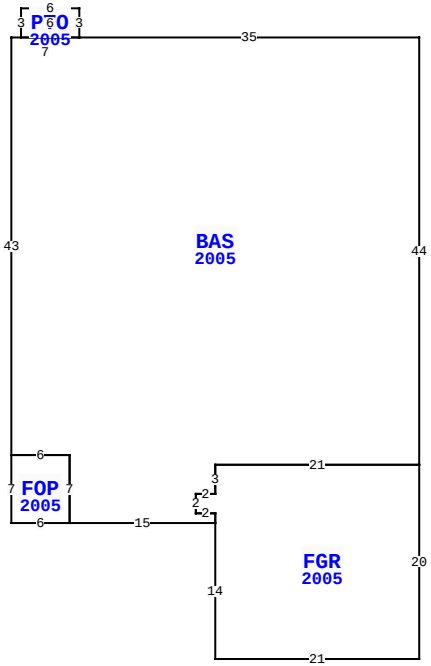
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	2005	1,928	190,492
FGR	424	55	2005	233	23,021
FOP	42	30	2005	13	1,285
PTO	18	5	2005	1	99
TOTALS	2,412			2,175	214,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,175	108.9711	108.97	237,010	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 2024 Heated Area: 1928 HX Base Yr



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

86227 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,897
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	268,597
SOH/AGL Deduction	0
ASSESSED VALUE	268,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,597
TOTAL JUST VALUE	268,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14858	ELEC OTHER	1,500	04/01/2005
M09501	MECH OTHER	0	03/01/2005
P09184	OTHER	0	03/01/2005
B14546	NEW CONSTR	140,086	02/01/2005
R07214	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/71	11/09/2023	WD	U	I	37	295,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: YAMASA CO LTD						
2673/270	10/09/2023	WD	Q	I	01	311,400
GRANTOR: BINGHAM DONALD A & CY						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W35 PTO=[YR=2005] N3 W6 S3 E6$ W7 S43
FOP=[YR=2005] S7 E6 N7 W6 $ E6 S7 E15 FGR=[YR=2005] S14 E21
N20 W21 S3 W2 S2 E2 S1$ N1 W2 N2 E2 N3 E21 N44$.

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	847.00	SF	5.20	5.20	100	2005	2005	3	84	3,700	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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