

LOT 22  
IN OR 2234/1392  
CARTESIAN POINTE #2 PB 7/35

PROCHNOW MATTHEW C & STEPHANIE  
86197 CARTESIAN POINTE DR  
YULEE, FL 32097

2025

09-2N-27-0231-0022-0000



| 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            | 12 | HARDWOOD 70    |
| Interior Floo            | 14 | CARPET 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  | 06   | Quality Level 06 |
| 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       | 1,747            | 100         | 2005 | 1,747        | 197,082              |
| FGR       | 424              | 55          | 2005 | 233          | 26,285               |
| FOP       | 30               | 30          | 2005 | 9            | 1,016                |
| FSP       | 300              | 40          | 2009 | 120          | 13,537               |
| TOTALS    | 2,501            |             |      | 2,109        | 237,920              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |        |
|----------------|------------|-------------|-----|-----|---|---|--------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R  |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 804.00 | SF | 5.20   |
| 2              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 90.00  | LF | 32.00  |
| 3              | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 2.00   | UT | 300.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0100                                                         | 01  | 2,109     | 124.4208    | 124.42         | 262,402        | 2005 | 2005 | 0    | 0    | 0 | 9.33 | 90.67  |
| 1 SINGLE FAM - 100% - 2019 Heated Area: 1747 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |   |      |        |
|                                                              |     |           |             |                |                |      |      |      |      |   |      |        |

|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|----------------------------------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|
| 86197 CARTESIAN POINTE DR, YULEE |    |        |                | XF DATE   |         |             |   |        |                 | LAND DATE |  |
|                                  |    |        |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |
| UNITS                            | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |
| 804.00                           | SF | 5.20   | 5.20           | 100       | 2005    | 2005        | 3 | 84     | 3,512           |           |  |
| 90.00                            | LF | 32.00  | 32.00          | 100       | 2008    | 2008        | 3 | 72     | 2,074           |           |  |
| 2.00                             | UT | 300.00 | 300.00         | 100       | 2008    | 2008        | 3 | 72     | 432             |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |
|                                  |    |        |                |           |         |             |   |        |                 |           |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 6,018       |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 237,920   |             |
| TOTAL MARKET OB/XF VALUE  |  | 6,018     |             |
| TOTAL LAND VALUE - MARKET |  | 50,000    |             |
| TOTAL MARKET VALUE        |  | 293,938   |             |
| SOH/AGL Deduction         |  | 105,912   |             |
| ASSESSED VALUE            |  | 188,026   |             |
| TOTAL EXEMPTION VALUE     |  | 50,722    |             |
| BASE TAXABLE VALUE        |  | 137,304   |             |
| TOTAL JUST VALUE          |  | 293,938   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 283,891   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B22539     | XFOB        | 6,000   | 06/01/2009 |
| E14799     | ELEC OTHER  | 1,500   | 04/01/2005 |
| M09402     | MECH OTHER  | 0       | 03/01/2005 |
| B14543     | NEW CONSTR  | 126,010 | 02/01/2005 |
| P09072     | OTHER       | 0       | 02/01/2005 |
| R07211     | REPAIR/RRF  | 2,000   | 02/01/2005 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2234/1392                      | 11/02/2018 | WD        | Q     | I     | 01     | 217,500    |
| GRANTOR: DAMICO GERALD ALBERT  |            |           |       |       |        |            |
| GRANTEE: PROCHNOW MATTHEW C    |            |           |       |       |        |            |
| 2081/0068                      | 10/28/2016 | WD        | Q     | I     | 01     | 168,500    |
| GRANTOR: HUNTER ELSIE LOUISE E |            |           |       |       |        |            |
| GRANTEE: DAMICO GERALD ALBER   |            |           |       |       |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W30 FSP=[YR=2009] N15 W20 S15 E20\$ W20 S40 E12 N3 E11 FOP=[YR=2005] E6 FGR=[YR=2005] S15 E21 N22 W2 S2 W19 S5\$ N5 W6 S5\$ N5 E25 N2 E2 N30\$ . |  |  |  |  |  |  |  |  |  |