LOT 23
CARTESIAN POINTE #2 PB 7/35

HAINES ROBERT & MARY
86185 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

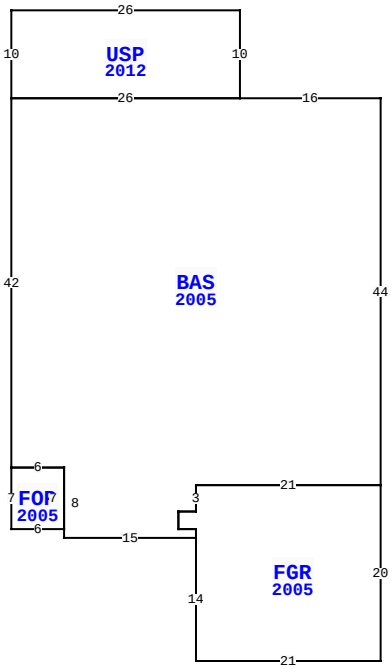
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,922	100	2005	1,922	209,739
FGR	424	55	2005	233	25,426
FOP	42	30	2005	13	1,419
USP	260	30	2012	78	8,511
TOTALS	2,648			2,246	245,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	115.6596	115.66	259,772	2005	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2025 Heated Area: 1922 HX Base Yr 2025



86185 CARTESIAN POINTE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,095
TOTAL MARKET OB/XF VALUE		3,735
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,830
SOH/AGL Deduction		53,819
ASSESSED VALUE		245,011
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,289
TOTAL JUST VALUE		298,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514933	ELEC OTHER	1,500	05/01/2005
M09500	MECH OTHER	0	03/01/2005
P09218	OTHER	0	03/01/2005
B14629	NEW CONSTR	140,086	02/01/2005
R07270	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/154	3/28/2024	WD	Q	I	02	372,500
GRANTOR: GILDER JERRY W & SHER						
GRANTEE: HAINES ROBERT & MAR						
1390/1623	2/22/2006	WD	Q	I		212,000
GRANTOR: WILLIAMS HUGH						
GRANTEE: GILDER JERRY W & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 USP=[YR=2012] N10 W26 S10 E26$ W26 S42
FOP=[YR=2005] S7 E6 N7 W6$ E6 S8 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	100	0	0	855.00	SF	5.20	5.20	100	2005	2005	3	84	3,735	

LAND DESCRIPTION

TOTAL OB/XF 3,735

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS