

LOT 24
IN OR 2234/1422
CARTESIAN POINTE #2 PB 7/35

POWELL DEVON D & NATHAN S
86169 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0231-0024-0000



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 Floor	14	CARPET 80
Interior Floor	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

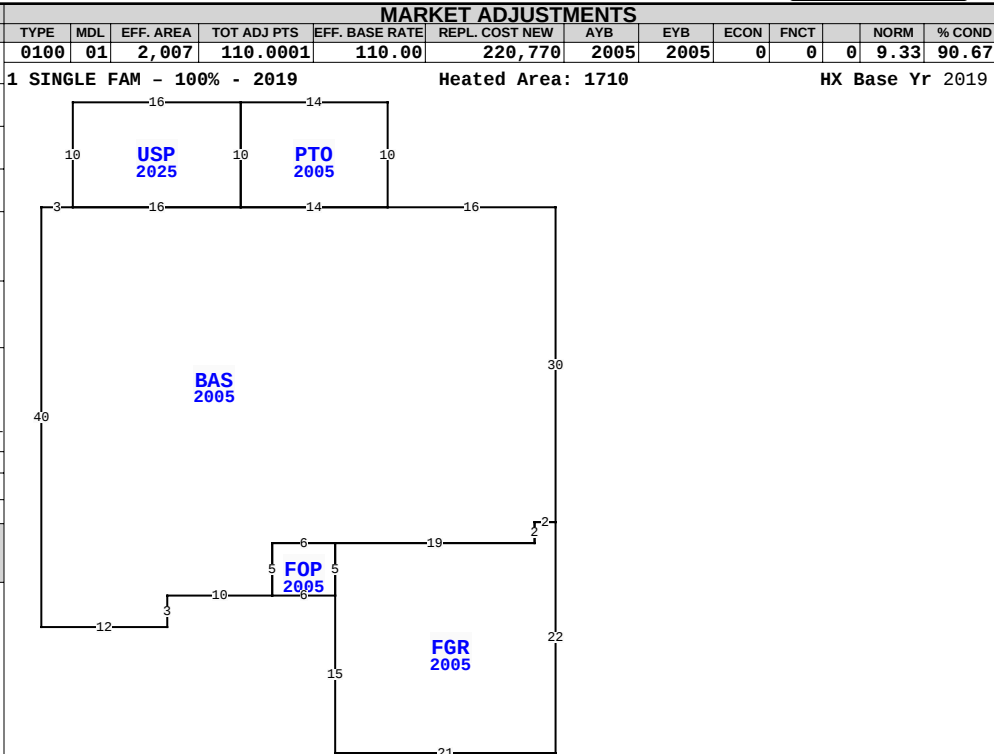
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	2005	1,710	170,550
FGR	424	55	2005	233	23,239
FOP	30	30	2005	9	898
PTO	140	5	2005	7	698
USP	160	30	2025	48	4,787

TOTALS	2,464			2,007	200,172
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	789.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	236.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	3.00	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		PUD	0.00	0.00	1.00



86169 CARTESIAN POINTE DR, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								200,172	
TOTAL MARKET OB/XF VALUE								8,855	
TOTAL LAND VALUE - MARKET								50,000	
TOTAL MARKET VALUE								259,027	
SOH/AGL Deduction								68,973	
ASSESSED VALUE								190,054	
TOTAL EXEMPTION VALUE								50,722	
BASE TAXABLE VALUE								139,332	
TOTAL JUST VALUE								259,027	
NCON VALUE								4,787	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								246,878	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015970	10 X 16 USP (OVER	5,136	12/13/2023
E14796	ELEC OTHER	1,500	04/01/2005
M09502	MECH OTHER	0	03/01/2005
P09185	OTHER	0	03/01/2005
B14550	NEW CONSTR	126,010	02/01/2005
R07218	REPAIR/RRF	2,000	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2234/1422	10/27/2018	WD	Q	I	01	193,000	
GRANTOR: RIVERA JORGE A & LIGI							
GRANTEE: POWELL DEVON D & NA							
1945/1755	10/09/2014	WD	U	I	11	100	
GRANTOR: RIVERA JORGE A & ZAID							
GRANTEE: RIVERA JORGE A & LI							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005;ORIG=0,0] W16 W14 W16 W3 S40 E12 N3 E10 N5 E6									
E19 N2 E2 N30 \$									
FGR=[YR=2005;ORIG=-21,37] S15 E21 N22 W2 S2 W19 S5 \$									
PTO=[YR=2005;ORIG=-16,0] N10 W14 S10 E14 \$									
FOP=[YR=2005;ORIG=-27,37] E6 N5 W6 S5 \$									
USP=[YR=2025;ORIG=-30,0] W16 N10 E16 S10 \$									

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		PUD	0.00	0.00	1.00