LOT 25
IN OR 2242/1391
CARTESIAN POINTE #2 PB 7/35

MARKHAM JOSHUA P & ELIZABETH M
86141 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0231-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

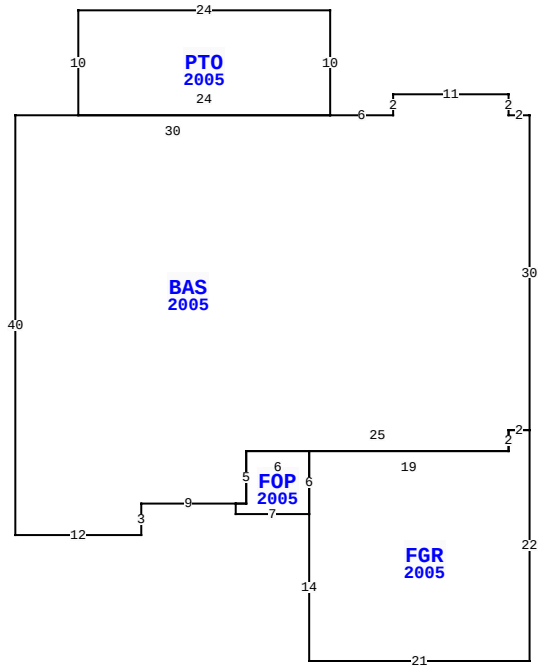
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,732	100	2005	1,732	174,362
FGR	424	55	2005	233	23,456
FOP	37	30	2005	11	1,107
PTO	240	5	2005	12	1,208
TOTALS	2,433			1,988	200,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	111.0291	111.03	220,728	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2019 Heated Area: 1732 HX Base Yr 2019



86141 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		200,134
TOTAL MARKET OB/XF VALUE		3,516
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		253,650
SOH/AGL Deduction		77,090
ASSESSED VALUE		176,560
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,838
TOTAL JUST VALUE		253,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14795	ELEC OTHER	1,500	04/01/2005
M09503	MECH OTHER	0	03/01/2005
P09217	OTHER	0	03/01/2005
B14540	NEW CONSTR	126,080	02/01/2005
R07208	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/1391	12/10/2018	WD	Q	I	02	202,000
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: MARKHAM JOSHUA P &						
1332/0792	7/12/2005	QC	Q	I	06	100
GRANTOR: CLARK JOHN & MARY &						
GRANTEE: WERLING PAUL J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W11 S2 W6 PTO=[YR=2005] N10 W24 S10 E24$ W30 S40 E12 N3 E9 FOP=[YR=2005] S1 E7 FGR=[YR=2005] S14 E21 N22 W2 S2 W19 S6$ N6 W6 S5 W1$ E1 N5 E25 N2 E2 N30$.

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	805.00	SF	5.20	5.20	100	2005	2005	3	84	3,516	

LAND DESCRIPTION

TOTAL OB/XF 3,516

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 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