LOT 38
IN OR 1370/908
CARTESIAN POINTE #2 PB 7/35

VELARDO EUGENE D & CAMILLE S
86902 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0038-0000

BUILDING CHARACTERISTICS

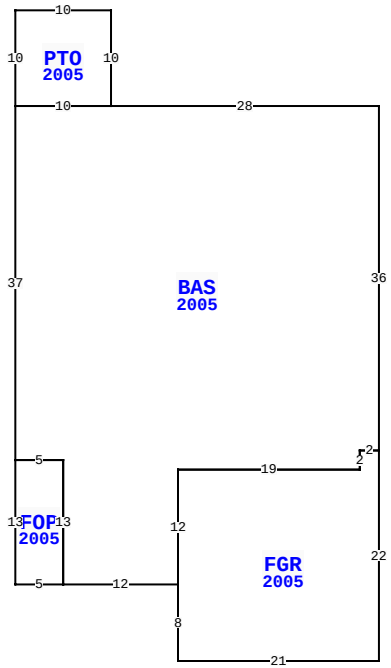
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,579	100	2005	1,579	167,004
FGR	424	55	2005	233	24,643
FOP	65	30	2005	20	2,115
PTO	100	5	2005	5	529
TOTALS	2,168			1,837	194,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,837	113.2950	113.30	208,132	2005	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2006 Heated Area: 1579 HX Base Yr 2006



86902 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,291
TOTAL MARKET OB/XF VALUE		3,534
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		247,825
SOH/AGL Deduction		111,736
ASSESSED VALUE		136,089
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,367
TOTAL JUST VALUE		247,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009043	REPAIR/RRF	8,250	10/20/2020
E15836	ELEC OTHER	1,500	09/01/2005
M10368	MECH OTHER	0	09/01/2005
P09816	OTHER	0	08/01/2005
R07919	REPAIR/RRF	2,000	07/01/2005
B15625	NEW CONSTR	119,440	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0908	11/30/2005	WD	Q	I		169,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: VELARDO EUGENE D &						
1284/1465	12/30/2004	WD	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W28 PTO=[YR=2005] N10 W10 S10 E10$ W10 S37
FOP=[YR=2005] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2005] S8 E21
N22 W2 S2 W19 S12$ N12 E19 N2 E2 N36$.

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	809.00	SF	5.20	5.20	100	2005	2005	3	84	3,534	

LAND DESCRIPTION

TOTAL OB/XF 3,534

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