LOT 40
IN OR 2199/1761
CARTESIAN POINTE #2 PB 7/35

MCKEITHEN MATTHEW KALE
86874 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

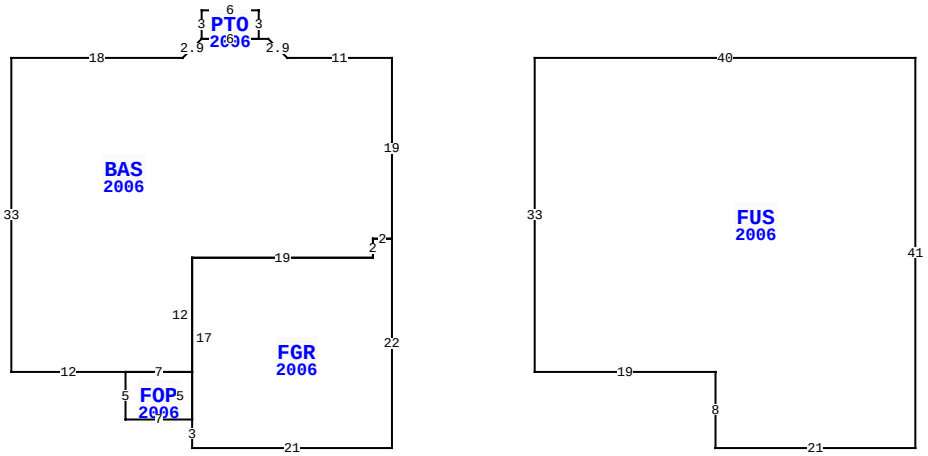
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,082	100	2006	1,082	103,516
FGR	424	55	2006	233	22,291
FOP	35	30	2006	10	956
FUS	1,488	100	2006	1,488	142,358
PTO	18	5	2006	1	96
TOTALS	3,047			2,814	269,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,814	104.7312	104.73	294,710	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 2570 HX Base Yr



86874 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	269,218
TOTAL MARKET OB/XF VALUE	3,443
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	322,661
SOH/AGL Deduction	0
ASSESSED VALUE	322,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,661
TOTAL JUST VALUE	322,661
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15890	NEW CONSTR	177,857	02/07/2006
E16079	ELEC OTHER	1,500	11/01/2005
M10523	MECH OTHER	0	10/01/2005
P10012	OTHER	0	09/01/2005
R08119	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2199/1761	5/25/2018	WD	Q	I	01	232,000
GRANTOR: MONARCH MILLER INC						
GRANTEE: MCKEITHEN MATTHEW K						
2073/1279	8/22/2016	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: MONARCH MILLER INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 U2 L2 W1 PTO=[YR=2006] N3 W6 S3 E6$ W6 D2 L2 W18 S33 E12 FOP=[YR=2006] S5 E7 FGR=[YR=2006] S3 E21 N22 W2 S2 W19 S17$ N5 W7$ E7 N12 E19 N2 E2 N19$ PTR=E15 FUS=[YR=2006] E40 S41 W21 N8 W19 N33$ W15$.

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	0	0	0	770.00	SF	5.20	5.20	100	2006	2006	3	86	3,443	

LAND DESCRIPTION

TOTAL OB/XF 3,443

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	0		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