LOT 44
IN OR 1379/781
CARTESIAN POINTE #2 PB 7/35

MONSERRATE LILLIAM
86818 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0044-0000

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	02	CONVECTION 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

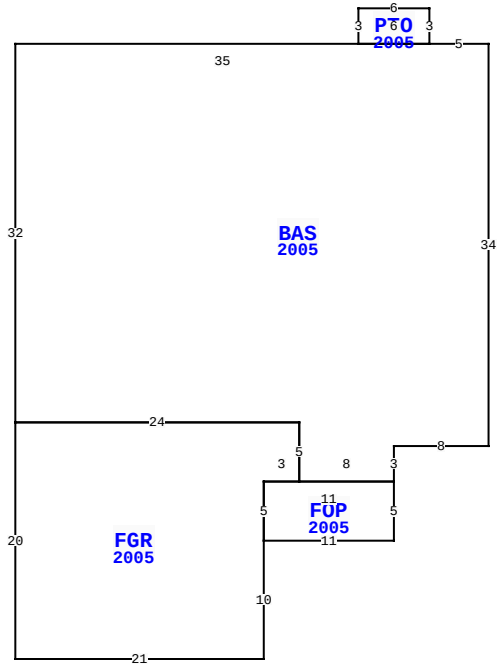
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	2005	1,336	139,984
FGR	435	55	2005	239	25,042
FOP	55	30	2005	16	1,676
PTO	18	5	2005	1	105
TOTALS	1,844			1,592	166,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,592	115.5609	115.56	183,972	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2006 Heated Area: 1336 HX Base Yr 2006



86818 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		166,807
TOTAL MARKET OB/XF VALUE		3,499
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		220,306
SOH/AGL Deduction		95,989
ASSESSED VALUE		124,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,595
TOTAL JUST VALUE		220,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16041	ELEC OTHER	1,500	10/01/2005
M10445	MECH OTHER	0	10/01/2005
P09959	OTHER	0	08/01/2005
R08024	REPAIR/RRF	2,000	08/01/2005
B15761	NEW CONSTR	103,210	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0781	1/05/2006	WD	U	I	21	163,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MONSERRATE LILLIAM						
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] W5 PTO=[YR=2005] N3 W6 S3 E6 $ W35 S32
FGR=[YR=2005] S20 E21 N10 FOP=[YR=2005] E11 N5 W11 S5$ N5 E3
N5 W24$ E24 S5 E8 N3 E8 N34$.

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	801.00	SF	5.20	5.20	100	2005	2005	3	84	3,499	

LAND DESCRIPTION

TOTAL OB/XF 3,499

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