

LOT 45
IN OR 1393/1547
CARTESIAN POINTE #2 PB 7/35

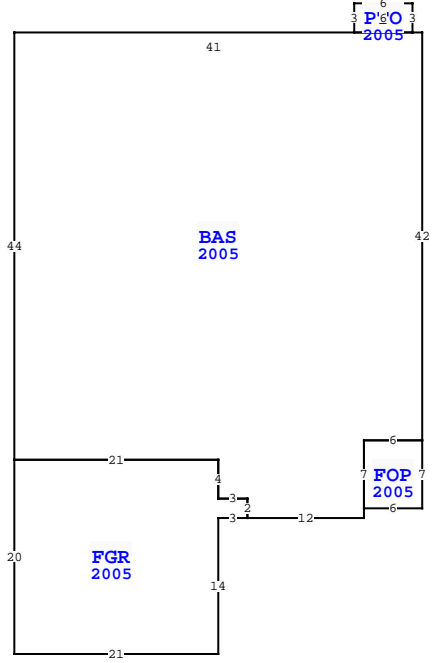
DANN DEBRA L
86802 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0045-0000

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		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	1,920	100	2005	1,920	191,495
FGR	426	55	2005	234	23,338
FOP	42	30	2005	13	1,297
PTO	18	5	2005	1	100
TOTALS	2,406			2,168	216,230

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
1	SINGLE FAM	- 100%	- 2007		238,480	2005	2005	0	0	9.33
Heated Area: 1920 HX Base Yr 2007										



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		216,230
TOTAL MARKET OB/XF VALUE		3,726
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,956
SOH/AGL Deduction		118,902
ASSESSED VALUE		151,054
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,332
TOTAL JUST VALUE		269,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16328	NEW CONSTR	140,086	02/28/2006
E16393	ELEC OTHER	1,500	12/01/2005
M10845	OTHER	0	12/01/2005
P10289	OTHER	0	11/01/2005
R08407	REPAIR/RRF	2,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1547	3/06/2006	WD Q	Q	I		206,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DANN DEBRA L						
1284/1465	12/30/2004	WD U	V	19		2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILLE						

EXTRA FEATURES																
L N	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	853.00	SF	5.20	5.20	100	2005	2005	3	84	3,726	

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

BUILDING NOTES									
86802 CARTESIAN POINTE DR, YULEE									

BUILDING DIMENSIONS									
BAS=[YR=2005] W1 PTO=[YR=2005] N3 W6 S3 E6 \$ W41 S44									
FGR=[YR=2005] S20 E21 N14 E3 N2 W3 N4 W21\$ E21 S4 E3 S2 E12									
N1 FOP=[YR=2005] E6 N7 W6 S7\$ N7 E6 N42\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							