LOT 47
CARTESIAN POINTE #2 PB 7/35

ZIMMERMAN LEAH
86774 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0231-0047-0000

BUILDING CHARACTERISTICS

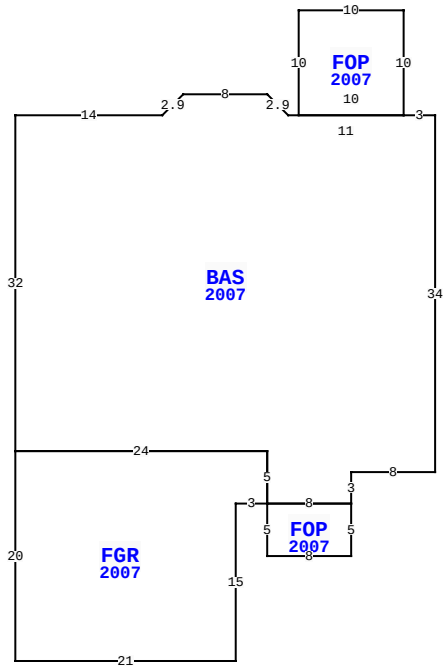
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,356	100	2007	1,356	146,594
FGR	435	55	2007	239	25,837
FOP	40	30	2007	12	1,297
FOP	100	30	2007	30	3,243
TOTALS	1,931			1,637	176,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,637	117.7029	117.70	192,675	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2015 Heated Area: 1356 HX Base Yr 2015



86774 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		176,972
TOTAL MARKET OB/XF VALUE		3,655
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		230,627
SOH/AGL Deduction		93,941
ASSESSED VALUE		136,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,964
TOTAL JUST VALUE		230,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12194	MECH OTHER	0	10/01/2006
C18517	CO ISSUED	0	09/01/2006
R09713	REPAIR/RRF	2,000	09/01/2006
B18517	NEW CONSTR	128,172	09/01/2006
P11574	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/49	7/01/2025	WD	Q	I	01	310,000
GRANTOR: PHILLIPS JAMES SCOTT						
GRANTEE: ZIMMERMAN LEAH						
1906/1221	3/04/2014	SW	Q	I	01	145,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PHILLIPS JAMES SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W3 FOP=[YR=2007] N10 W10 S10 E10$ W11 L2 U2 W8 D2 L2 W14 S32 FGR=[YR=2007] S20 E21 N15 E3 N5 W24$ E24 S5 FOP=[YR=2007] S5 E8 N5 W8$ 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	808.00	SF	5.20	5.20	100	2007	2007	3	87	3,655	

LAND DESCRIPTION

TOTAL OB/XF 3,655

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