LOT 52
IN OR 1909/1786
CARTESIAN POINTE #2 PB 7/35

RING JOSHUA R
86692 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0231-0052-0000

BUILDING CHARACTERISTICS

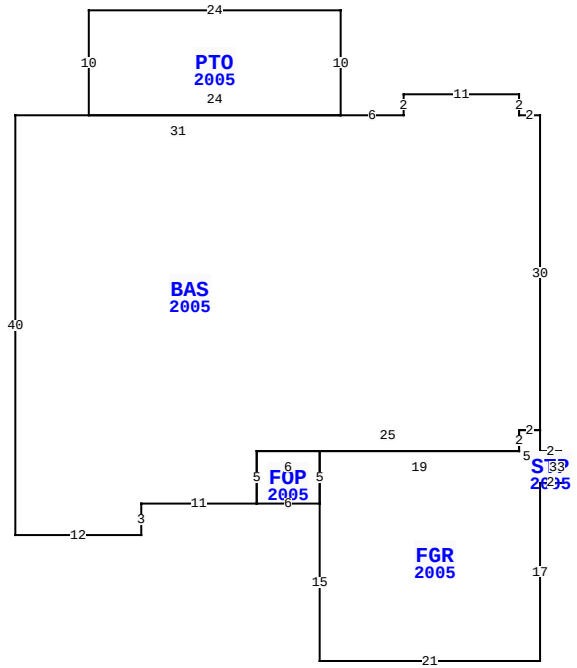
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,769	100	2005	1,769	176,435
FGR	424	55	2005	233	23,239
FOP	30	30	2005	9	898
PTO	240	5	2005	12	1,197
STP	6	10	2005	1	100
TOTALS	2,469			2,024	201,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	110.0001	110.00	222,640	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2015 Heated Area: 1769 HX Base Yr 2015



86692 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		201,868
TOTAL MARKET OB/XF VALUE		3,512
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		255,380
SOH/AGL Deduction		103,011
ASSESSED VALUE		152,369
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,647
TOTAL JUST VALUE		255,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09976	MECH OTHER	0	07/01/2005
E0515132	ELEC OTHER	1,500	06/01/2005
P0509415	OTHER	0	05/01/2005
R07561	REPAIR/RRF	2,000	04/01/2005
B15118	NEW CONSTR	126,010	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1909/1786	3/28/2014	WD	Q	I	02	155,000
GRANTOR: BROUGHTON SERENA L &						
GRANTEE: RING JOSHUA R						
1409/1399	5/04/2006	WD	Q	I		215,000
GRANTOR: KOENIG DONALD & KAREN						
GRANTEE: HAYDEN SERENA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W11 S2 W6 PTO=[YR=2005] N10 W24 S10 E24$ W31 S40 E12 N3 E11 FOP=[YR=2005] E6 FGR=[YR=2005] S15 E21 N17 STP=[YR=2005] E2 N3 W2 S3$ N5 W2 S2 W19 S5$ N5 W6 S5$ N5 E25 N2 E2 N30$.

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	0	804.00	SF	5.20	5.20	100	2005	2005	3	84	3,512	

LAND DESCRIPTION

TOTAL OB/XF 3,512

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