LOT 55
CARTESIAN POINTE #2 PB 7/35

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

09-2N-27-0231-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

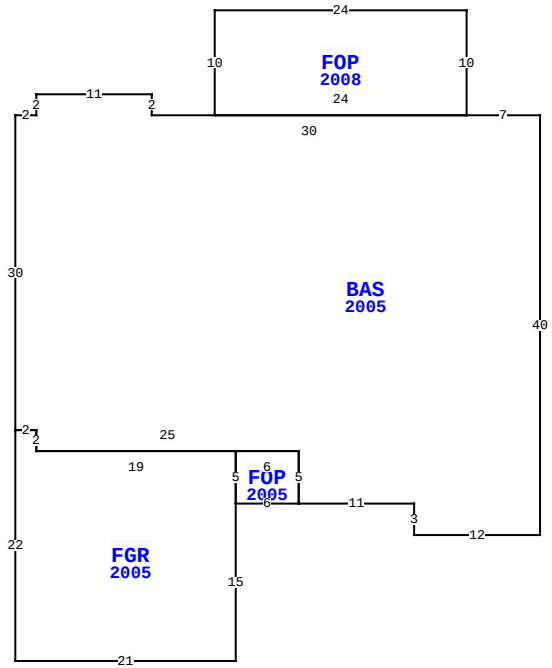
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
FOP	240	30	2008	72	7,181
TOTALS	2,463			2,083	207,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	110.0001	110.00	229,130	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 2025 Heated Area: 1769 HX Base Yr



86701 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	207,752
TOTAL MARKET OB/XF VALUE	3,612
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	261,364
SOH/AGL Deduction	0
ASSESSED VALUE	261,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,364
TOTAL JUST VALUE	261,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20958	PTO COVER	3,000	01/01/2008
E0515133	ELEC OTHER	1,500	06/01/2005
M09591	OTHER	0	04/01/2005
P09267	OTHER	0	03/01/2005
B14544	NEW CONSTR	126,010	02/01/2005
R07212	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1118	2/27/2024	WD	Q	I	01	312,000
GRANTOR: WALL BRIAN						
GRANTEE: YAMASA CO LTD						
2694/621	2/13/2024	FJ	U	I	11	0
GRANTOR: CAROLL WANDA B EST						
GRANTEE: WALL BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 FOP=[YR=2008] N10 W24 S10 E24$ W30 N2 W11 S2 W2 S30 FGR=[YR=2005] S22 E21 N15 FOP=[YR=2005] E6 N5 W6 S5$ N5 W19 N2 W2$ E2 S2 E25 S5 E11 S3 E12 N40$.

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	827.00	SF	5.20	5.20	100	2005	2005	3	84	3,612	

LAND DESCRIPTION

TOTAL OB/XF 3,612

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	000134	C	RES POND	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