LOT 56
CARTESIAN POINTE #2 PB 7/35

DOORS HOLDINGS 2024 LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2025

09-2N-27-0231-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

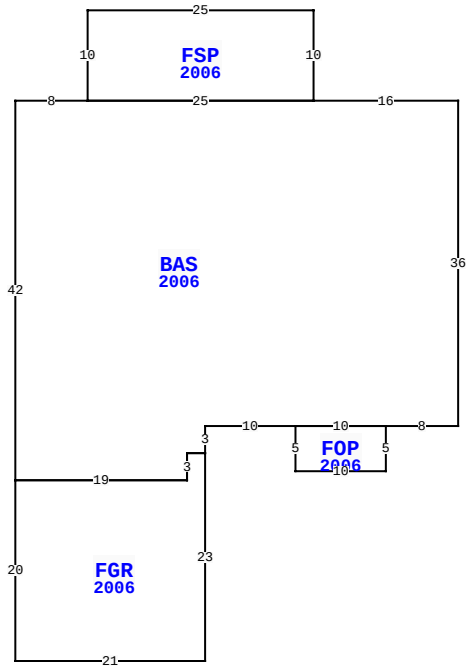
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,884	100	2006	1,884	204,502
FGR	426	55	2006	234	25,400
FOP	50	30	2006	15	1,628
FSP	250	40	2006	100	10,855
TOTALS	2,610			2,233	242,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,233	115.6596	115.66	258,269	2006	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 0% - 2025 Heated Area: 1884 HX Base Yr



86721 CARTESIAN POINTE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,385
TOTAL MARKET OB/XF VALUE	4,172
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	296,557
SOH/AGL Deduction	0
ASSESSED VALUE	296,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,557
TOTAL JUST VALUE	296,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17414	ADDITION	2,000	10/31/2006
M10924	MECH OTHER	0	01/01/2006
E16545	ELEC OTHER	1,500	01/01/2006
P10176	OTHER	0	10/01/2005
C16057	CO ISSUED	138,258	09/01/2005
R08224	REPAIR/RRF	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2775/1210	3/11/2025	SW	U	I	18	270,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: DOORS HOLDINGS 2024						
2727/1673	7/11/2024	WD	U	I	11	100
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

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	933.00	SF	5.20	5.20	100	2006	2006	3	86	4,172	

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W16 W25 W8 S42 E19 N3 E2 N3 E10 E10 E8 N36 $
FGR=[YR=2006;ORIG=-49,42] S20 E21 N23 W2 S3 W19 $
FSP=[YR=2006;ORIG=-16,0] N10 W25 S10 E25 $
FOP=[YR=2006;ORIG=-18,36] S5 E10 N5 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,172

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 04/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS