LOT 58
CARTESIAN POINTE #2 PB 7/35

STEWART SHAUN & JOANN
86753 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2025

09-2N-27-0231-0058-0000

BUILDING CHARACTERISTICS

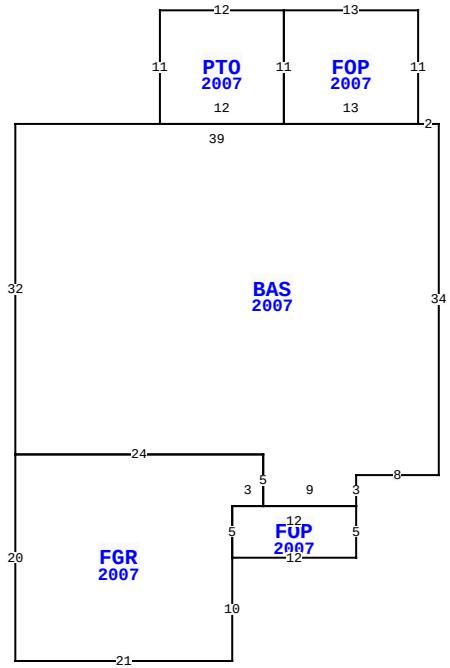
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,373	100	2007	1,373	145,531
FGR	435	55	2007	239	25,333
FOP	60	30	2007	18	1,908
FOP	143	30	2007	43	4,558
PTO	132	5	2007	7	742
TOTALS	2,143			1,680	178,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	115.3950	115.40	193,872	2007	2007	0	0	0	8.15	91.85

2 SINGLE FAM – 100% - 2008 Heated Area: 1373 HX Base Yr 2008



86753 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE	05/18/2007 JM	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		178,071
TOTAL MARKET OB/XF VALUE		3,774
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		231,845
SOH/AGL Deduction		100,083
ASSESSED VALUE		131,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,040
TOTAL JUST VALUE		231,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19281	CO ISSUED	0	01/01/2007
E18712	ELEC OTHER	1,500	01/01/2007
M12434	MECH OTHER	0	01/01/2007
R09996	REPAIR/RRF	2,000	01/01/2007
B19281	NEW CONSTR	136,554	01/01/2007
P12006	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/1117	8/19/2022	QC	U	I	11	100
GRANTOR: STEWART SHAUN						
GRANTEE: STEWART SHAUN & JOA						
1496/0557	5/02/2007	WD	Q	I		183,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: STEWART SHAUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 FOP=[YR=2007] N11 W13 PTO=[YR=2007] W12 S11 E12 N11$ S11 E13$ W39 S32 FGR=[YR=2007] S20 E21 N10 FOP=[YR=2007] E12 N5 W12 S5$ N5 E3 N5 W24$ E24 S5 E9 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	748.00	SF	5.20	5.20	100	2007	2007	3	87	3,384	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2007	2007	3	87	390	

LAND DESCRIPTION

TOTAL OB/XF 3,774

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	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