

LOT 60
IN OR 1490/324
CARTESIAN POINTE #2 PB 7/35

OWENS CLINTON B &/GREEN MARY J
86783 CARTESIAN POINTE
YULEE, FL 32097

2025

09-2N-27-0231-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 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

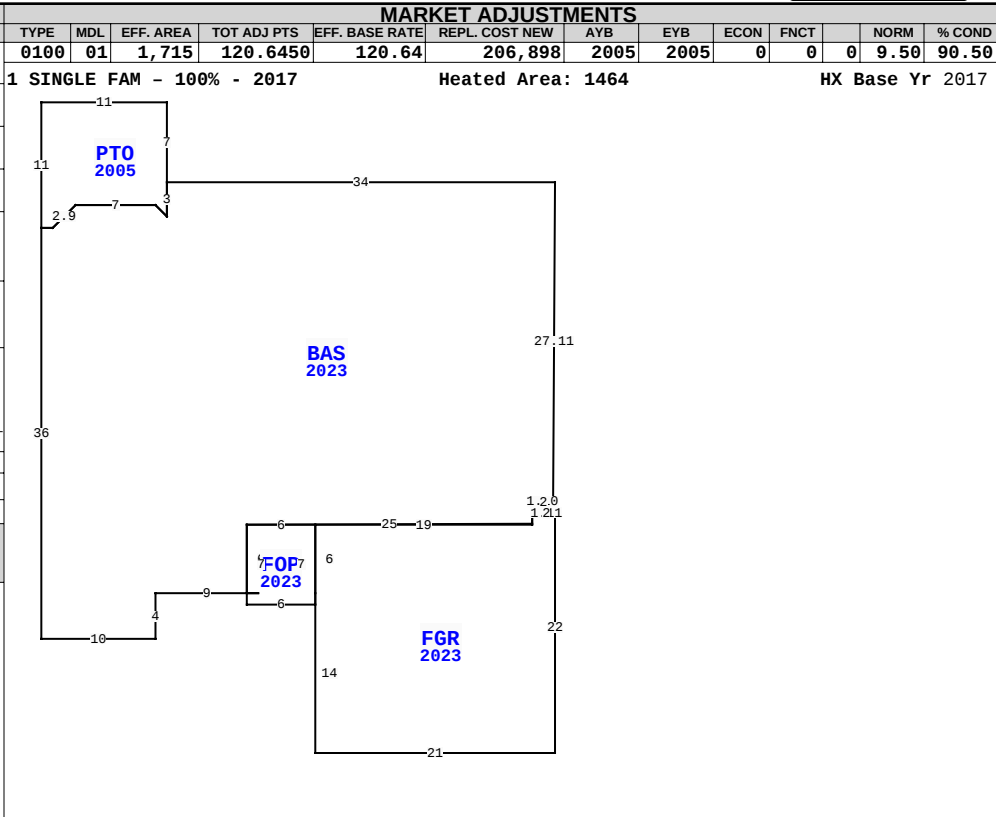
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	2023	1,464	159,838
FGR	424	55	2023	233	25,439
FOP	42	30	2023	13	1,419
PTO	104	5	2005	5	546

TOTALS	2,034			1,715	187,243
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	891.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86783 CARTESIAN POINTE DR, YULEE				

TOTAL OB/XF									
5,652									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					187,243				
TOTAL MARKET OB/XF VALUE					5,652				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					242,895				
SOH/AGL Deduction					84,288				
ASSESSED VALUE					158,607				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					107,885				
TOTAL JUST VALUE					242,895				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					234,631				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14555	ELEC OTHER	1,500	03/01/2005
M09405	MECH OTHER	0	03/01/2005
B14531	NEW CONSTR	126,080	02/01/2005
P09024	OTHER	0	02/01/2005
R07199	REPAIR/RRF	2,000	02/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1490/0324	4/04/2007	WD	Q	I		215,000			
GRANTOR: KBONE INC									
GRANTEE: OWENS CLINTON B & M									
1316/0982	5/10/2005	WD	U	V	19	204,300			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: KBONE INC									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=-20,39] N36 E1 U2R2 E7 D1R1 N3 E34 D27.11L0.2 D0.1L1.10 S1.11 D0.1L25 S6 E1 W9 S4 W10 \$									
FGR=[YR=2023;ORIG=4,35] S14 E21 N22 W2 S2 W19 S6 \$									
PTO=[YR=2005;ORIG=-9,2] N3 N7 W11 S11 E1 U2R2 E7 D1R1 \$									
FOP=[YR=2023;ORIG=-2,29] E6 S7 W6 N7 \$									