LOT 63
CARTESIAN POINTE #2 PB 7/35

NELSON DONALD D & NELL M
86827 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0231-0063-0000

BUILDING CHARACTERISTICS

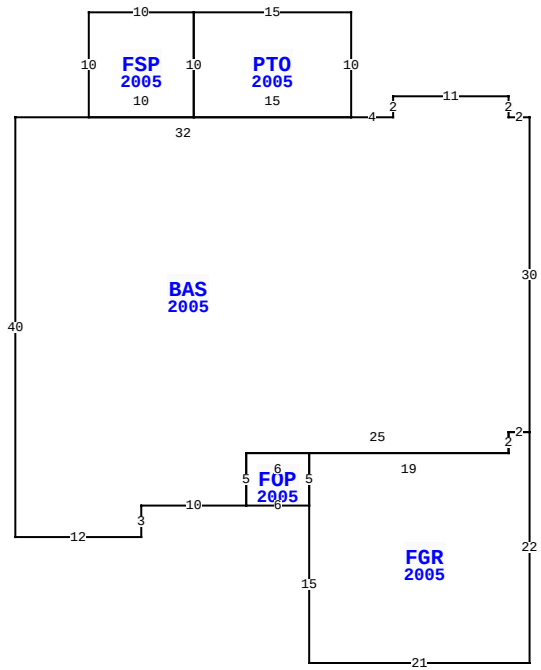
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,732	100	2005	1,732	187,444
FGR	424	55	2005	233	25,216
FOP	30	30	2005	9	974
FSP	100	40	2005	40	4,329
PTO	150	5	2005	8	866
TOTALS	2,436			2,022	218,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,022	119.3640	119.36	241,346	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2020 Heated Area: 1732 HX Base Yr 2020



86827 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,828
TOTAL MARKET OB/XF VALUE		5,521
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		274,349
SOH/AGL Deduction		70,049
ASSESSED VALUE		204,300
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,578
TOTAL JUST VALUE		274,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15940	ELEC OTHER	1,500	10/01/2005
M10428	MECH OTHER	0	10/01/2005
P09958	OTHER	0	08/01/2005
R08026	REPAIR/RRF	2,000	08/01/2005
B15763	NEW CONSTR	126,010	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2289/1595	7/08/2019	WD	Q	I	02	227,500
GRANTOR: JOHNSON JASON B & FOY						
GRANTEE: NELSON DONALD D & N						
2164/1677	12/13/2017	WD	Q	I	01	219,900
GRANTOR: WILLIAMS BRUCE E & JU						
GRANTEE: JOHNSON JASON B & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W11 S2 W4 PTO=[YR=2005] N10 W15
FSP=[YR=2005] W10 S10 E10 N10$ S10 E15$ W32 S40 E12 N3 E10
FOP=[YR=2005] E6 FGR=[YR=2005] S15 E21 N22 W2 S2 W19 S5$ N5
W6 S5$ N5 E25 N2 E2 N30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0811	CONCRETE B	0	100	0	0	861.00	SF	5.20	5.20	100	2005	2005	3	84	3,761	

LAND DESCRIPTION

TOTAL OB/XF 5,521

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