LOT 64
IN OR 1895/905
CARTESIAN POINTE #2 PB 7/35

SIU HO Y
86839 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0231-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

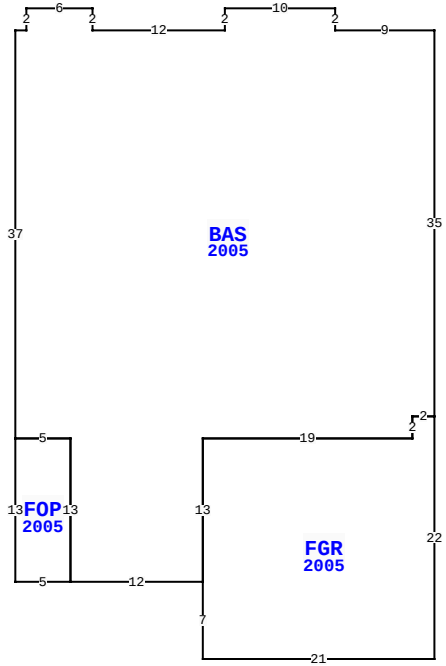
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,590	100	2005	1,590	163,339
FGR	424	55	2005	233	23,936
FOP	65	30	2005	20	2,055
TOTALS	2,079			1,843	189,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,843	113.2950	113.30	208,812	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2021 Heated Area: 1590 HX Base Yr 2021



86839 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		189,330
TOTAL MARKET OB/XF VALUE		3,630
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		242,960
SOH/AGL Deduction		51,629
ASSESSED VALUE		191,331
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,609
TOTAL JUST VALUE		242,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15941	ELEC OTHER	1,500	10/01/2005
M10427	MECH OTHER	0	10/01/2005
P09957	OTHER	0	08/01/2005
R08029	REPAIR/RRF	2,000	08/01/2005
B15766	NEW CONSTR	119,440	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/0905	12/20/2013	SW	Q	I	01	130,000
GRANTOR: FANNIE MAE						
GRANTEE: SIN HO Y						
1853/0063	4/26/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W9 N2 W10 S2 W12 N2 W6 S2 W1 S37 FOP=[YR=2005] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2005] S7 E21 N22 W2 S2 W19 S13$ N13 E19 N2 E2 N35$.

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	831.00	SF	5.20	5.20	100	2005	2005	3	84	3,630	

LAND DESCRIPTION

TOTAL OB/XF 3,630

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