LOT 65
IN OR 2199/132
CARTESIAN POINTE #2 PB 7/35

HADSOCK ROBERT O
86855 CARTESIAN POINTE DR
YULEE, FL 32097

2025

09-2N-27-0231-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

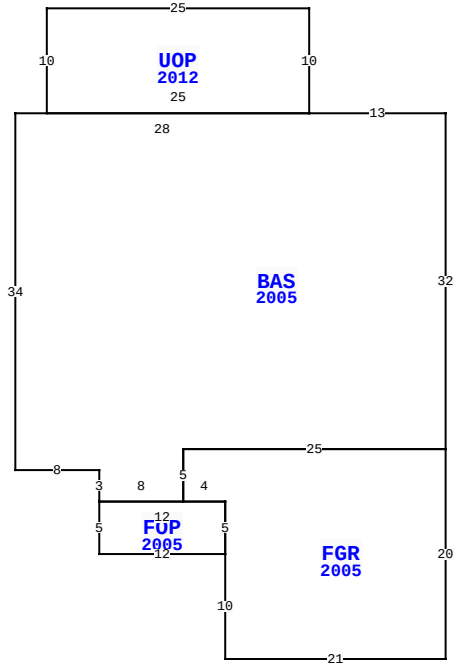
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,368	100	2005	1,368	145,594
FGR	440	55	2005	242	25,755
FOP	60	30	2005	18	1,916
UOP	250	20	2012	50	5,321
TOTALS	2,118			1,678	178,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	117.6000	117.60	197,333	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1368 HX Base Yr 2019



86855 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		178,586
TOTAL MARKET OB/XF VALUE		6,760
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,346
SOH/AGL Deduction		71,187
ASSESSED VALUE		164,159
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,437
TOTAL JUST VALUE		235,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15844	NEW CONSTR	103,210	01/20/2006
E16081	ELEC OTHER	1,500	11/01/2005
M10521	MECH OTHER	0	10/01/2005
P09978	OTHER	0	09/01/2005
R08089	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2199/0132	5/25/2018	WD	Q	I	01	192,000
GRANTOR: YORK SCOTT A						
GRANTEE: HADSOCK ROBERT O						
1386/0342	2/01/2006	WD	U	I		171,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: YORK SCOTT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 UOP=[YR=2012] N10 W25 S10 E25$ W28 S34 E8 S3 FOP=[YR=2005] S5 E12 FGR=[YR=2005] S10 E21 N20 W25 S5 E4 S5$ N5 W12$ E8 N5 E25 N32$.

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	0812	CONCRETE C	0	100	0	0	2,012.00	SF	4.00	4.00	100	2005	2005	3	84	6,760	

LAND DESCRIPTION

TOTAL OB/XF 6,760

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