LOT 33
IN OR 1661/633
CARTESIAN POINTE #3 PB 7/124

DIDOMENICO PAUL & MARTA
76072 TIDEVIEW LANE
YULEE, FL 32097

2026

08-2N-27-0232-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

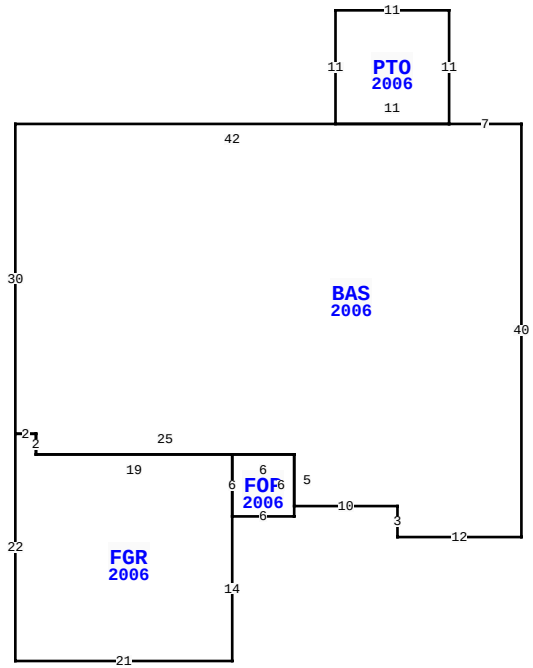
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	2006	1,710	189,962
FGR	424	55	2006	233	25,884
FOP	36	30	2006	11	1,222
PTO	121	5	2006	6	666
TOTALS	2,291			1,960	217,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	116.6886	122.52	240,139	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1710 HX Base Yr



86573 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	217,734
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	272,734
SOH/AGL Deduction	0
ASSESSED VALUE	272,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,734
TOTAL JUST VALUE	272,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0616954	CO ISSUED	0	04/01/2006
B0616954	NEW CONSTR	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1661/0633	1/29/2010	WD	U	I	12	120,500
GRANTOR: BANK OF NEW YORK TRUS						
GRANTEE: DIDOMENICO PAUL & M						
1636/0093	8/24/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 PTO=[YR=2006] N11 W11 S11 E11$ W42 S30
FGR=[YR=2006] S22 E21 N14 FOP=[YR=2006] E6 N6 W6 S6$ N6 W19
N2 W2$ E2 S2 E25 S5 E10 S3 E12 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS