LOT 34
IN OR 1416/930
CARTESIAN POINTE #3 PB 7/124

HALL BRANDY D
86557 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2026

08-2N-27-0232-0034-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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

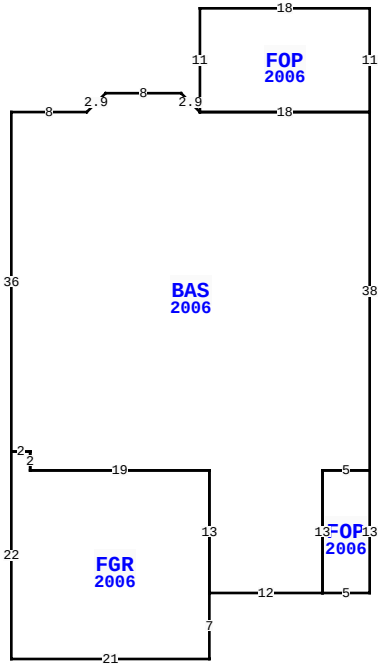
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2006	1,616	169,234
FGR	424	55	2006	233	24,401
FOP	65	30	2006	20	2,094
FOP	198	30	2006	59	6,179
TOTALS	2,303			1,928	201,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	110.0001	115.50	222,684	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2007 Heated Area: 1616 HX Base Yr 2007



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

86557 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,908
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,908
SOH/AGL Deduction		114,446
ASSESSED VALUE		142,462
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,051
TOTAL JUST VALUE		256,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007349	REMODEL	859	07/10/2019
C16919	CO ISSUED	0	01/01/2006
B16919	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0930	6/01/2006	WD	Q	I		208,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HALL BRANDY D						
1365/1872	11/09/2005	WD	U	V	19	1,589,000
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E8 U2 R2 E8 D2 R2 FOP=[YR=2006] N11 E18 S11 W18$ E18 S38 FOP=[YR=2006] S13 W5 N13 E5$ W5 S13 W12
FGR=[YR=2006] S7 W21 N22 E2 S2 E19 S13$ N13 W19 N2 W2 N36$.

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	100	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