LOT 46
IN OR 1679/1157
CARTESIAN POINTE #3 PB 7/124

HOFF ADAM WAYNE
86355 CARTESIAN POINTE DR
YULEE, FL 32097

2026

08-2N-27-0232-0046-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

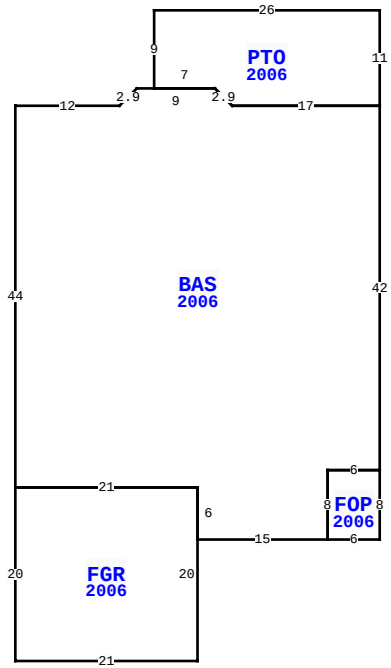
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	2006	1,948	204,002
FGR	420	55	2006	231	24,192
FOP	48	30	2006	14	1,466
PTO	270	5	2006	14	1,466
TOTALS	2,686			2,207	231,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	110.0001	115.50	254,908	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1948 HX Base Yr



86355 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023	NW	LGL DATE		
XF DATE	02/06/2007	JM	LAND DATE	03/30/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,125
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	286,125
SOH/AGL Deduction	0
ASSESSED VALUE	286,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,125
TOTAL JUST VALUE	286,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17728	ELEC OTHER	1,500	07/01/2006
M11781	MECH OTHER	0	07/01/2006
C0617999	CO ISSUED	174,438	06/01/2006
B0617999	NEW CONSTR	174,438	06/01/2006
P0611275	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1679/1157	4/26/2010	WD	U	I	12	125,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: HOFF ADAM WAYNE						
1664/1417	3/01/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] N11 W26 S9 E7 D2 R2 E 17$ BAS=[YR=2006] W17 L2 U2 W9 D2 L2 W12S44 FGR=[YR=2006] S20 E21 N20 W21 $ E21 S6 E15 FOP=[YR=2006] E6 N8 W6 S8$ N8 E6 N42$.

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