LOT 48
IN OR 1742/1089
CARTESIAN POINTE #3 PB 7/124

KRAUSS JOSEPH IV
86325 CARTESIAN POINT DR
YULEE, FL 32097

2026

08-2N-27-0232-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

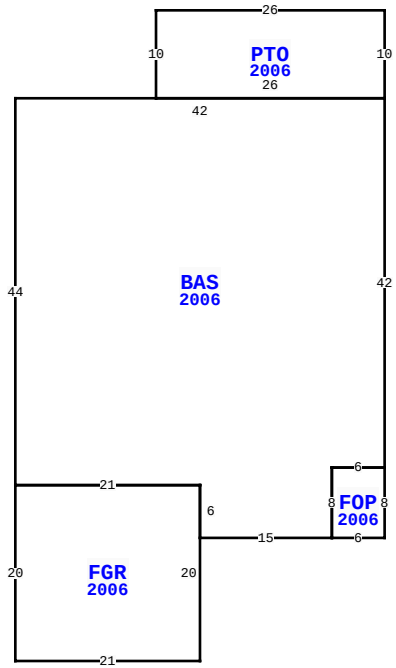
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,926	100	2006	1,926	201,698
FGR	420	55	2006	231	24,192
FOP	48	30	2006	14	1,466
PTO	260	5	2006	13	1,362
TOTALS	2,654			2,184	228,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	110.0001	115.50	252,252	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1926 HX Base Yr



86325 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	228,717
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	283,717
SOH/AGL Deduction	0
ASSESSED VALUE	283,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,717
TOTAL JUST VALUE	283,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516791	CO ISSUED	140,086	07/01/2006
E17726	ELEC OTHER	1,500	07/01/2006
M11823	MECH OTHER	0	07/01/2006
P11300	OTHER	0	07/01/2006
B0516791	NEW CONSTR	140,086	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1742/1089	6/12/2011	QC	U	I	11	100
GRANTOR: KRAUSS SARAH E & JOSE						
GRANTEE: KRAUSS JOSEPH A IV						
1459/1565	11/17/2006	WD	Q	I		214,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KRAUSS SARAH & JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] N10 W26 S10 E26$ BAS20 06=W42 S44 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