LOT 54
CARTESIAN POINTE #3 PB 7/124

GWYNES DEBRA A
86394 CARTESIAN PT DR
YULEE, FL 32097

2026

08-2N-27-0232-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

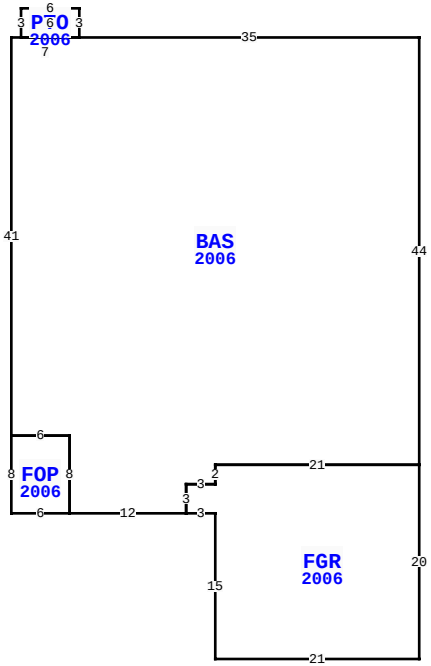
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,896	100	2006	1,896	196,699
FGR	429	55	2006	236	24,484
FOP	48	30	2006	14	1,453
PTO	18	5	2006	1	103
TOTALS	2,391			2,147	222,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	108.9711	114.42	245,660	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2022 Heated Area: 1896 HX Base Yr



86394 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		222,740
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		277,740
SOH/AGL Deduction		29,814
ASSESSED VALUE		247,926
TOTAL EXEMPTION VALUE	95	247,926
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		277,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18156	ELEC OTHER	1,500	10/01/2006
M12117	MECH OTHER	0	10/01/2006
C18518	CO ISSUED	0	09/01/2006
R09715	REPAIR/RRF	2,000	09/01/2006
B18518	NEW CONSTR	157,806	09/01/2006
P11552	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1322	3/08/2019	WD	Q	I	01	200,000
GRANTOR: CASON ERIC D						
GRANTEE: GWYNES JACK E & DEB						
1494/1455	4/25/2007	WD	Q	I		177,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CASON ERIC D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W35PTO=[YR=2006] N3W6S3E6$ W7 S41 FOP=[YR=2006] S8 E6 N8 W6$ E6 S8 E12 FGR=[YR=2006] E3 S15 E21 N20 W21 S2 W3 S3$ N3 E3 N2 E21 N44 $.

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS