LOT 55
CARTESIAN POINTE #3 PB 7/124

BERG MARIA M & JACK L L/E/
86408 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2026

08-2N-27-0232-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

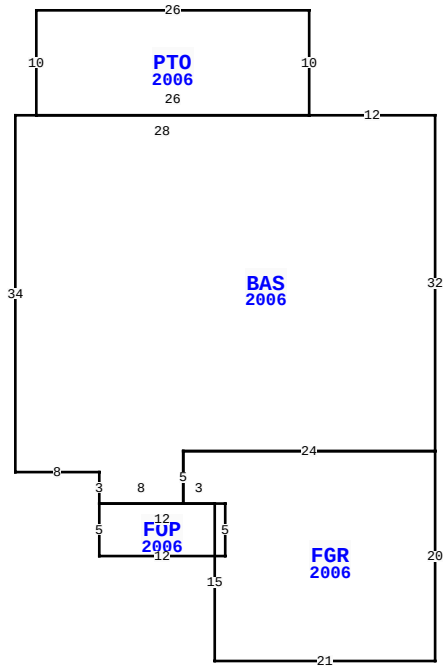
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,336	100	2006	1,336	149,711
FGR	435	55	2006	239	26,782
FOP	60	30	2006	18	2,017
PTO	260	5	2006	13	1,457
TOTALS	2,091			1,606	179,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,606	117.7029	123.59	198,486	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2023 Heated Area: 1336 HX Base Yr



86408 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		179,967
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		234,967
SOH/AGL Deduction		4,918
ASSESSED VALUE		230,049
TOTAL EXEMPTION VALUE	13	230,049
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		234,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18391	CO ISSUED	138,072	09/01/2006
E18090	ELEC OTHER	1,500	09/01/2006
M12065	MECH OTHER	0	09/01/2006
B18391	NEW CONSTR	138,072	09/01/2006
P11498	OTHER	0	08/01/2006
R09624	REPAIR/RRF	2,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/518	8/08/2024	QC	U	I	11	100
GRANTOR: BERG JACK L & MARIA M						
GRANTEE: BERG HANS U						
1467/0781	12/22/2006	WD	Q	I		174,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BERG MARIA M & JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 PTO=[YR=2006] N10 W26 S10 E26$ W28 S34 E8 S3 FOP=[YR=2006] S5 E12 N5 W12$ E8 FGR=[YR=2006] E3 S15 E21 N20 W24 S5$ N5 E24 N32$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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