

GAUDIO THOMAS TRUST/GAUDIO KEVIN A TRUSTEE
86440 CARTESIAN POINTE DRIVE
YULEE, FL 32097

08-2N-27-0232-0058-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 70		0100		01		2,656		104.7312		109.97		292,080		2006		2006		0		0		9.33		90.67		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 30		1		SINGLE FAM		100%		- 2018				Heated Area: 2305				HX		Base Yr								Tax Group: 4					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					264,829				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					55,000				
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					319,829				
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction					0				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					319,829				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					13				
Bedrooms				4 100																										BASE TAXABLE VALUE					0				
Bathrooms				2 100																										TOTAL JUST VALUE					319,829				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories				1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					320,108				
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4050.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,305		100		2006		2,305		229,831																													
FGR		468		55		2006		257		25,625																													
FOP		72		30		2006		22		2,193																													
FOP		190		30		2006		57		5,683																													
PTO		285		5		2006		14		1,396																													
STP		9		10		2006		1		100																													
TOTALS		3,329						2,656		264,829																													
EXTRA FEATURES										86440 CARTESIAN POINTE DR, YULEE										BLD DATE 03/20/2023 NW LGL DATE 03/30/2026 MLU										XF DATE 02/27/2007 JM LAND DATE AG DATE									
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									