LOT 59
CARTESIAN POINTE #3 PB 7/124

DAVIS ROBERT H & MEGAN R
86476 CARTESIAN POINTE DR
YULEE, FL 32097

2026

08-2N-27-0232-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

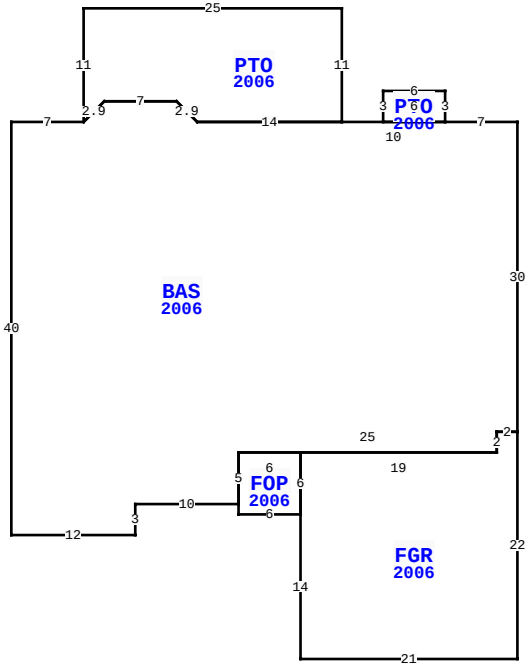
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,728	100	2006	1,728	180,963
FGR	424	55	2006	233	24,401
FOP	36	30	2006	11	1,152
PTO	18	5	2006	1	105
PTO	257	5	2006	13	1,362
TOTALS	2,463			1,986	207,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	110.0001	115.50	229,383	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2022 Heated Area: 1728 HX Base Yr



86476 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		207,982
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,982
SOH/AGL Deduction		0
ASSESSED VALUE		262,982
TOTAL EXEMPTION VALUE	13	262,982
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		262,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617549	CO ISSUED	0	05/01/2006
B0617549	NEW CONSTR	0	05/01/2006
E17275	ELEC OTHER	1,500	05/01/2006
M11488	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/1782	9/05/2019	WD	Q	I	01	225,500
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: DAVIS ROBERT H & ME						
2284/1282	6/21/2019	WD	Q	I	01	212,000
GRANTOR: RINER GUY W III & COU						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 PTO=[YR=2006] N3 W6 S3 E6 $ W10
PTO=[YR=2006] N11 W25 S11 U2 R2 E7 D2 R2 E14$ W14 U2 L2
W7 D2 L2 W7 S40 E12 N3 E10 FOP=[YR=2006] S1 E6
FGR=[YR=2006] S14 E21 N22 W2 S2 W19 S6$ N6 W6 S5 $ N5 E25 N2
E2 N30$.

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 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