LOT 60
IN OR 1913/1431
CARTESIAN POINTE #3 PB 7/124

MULLER AIDEN SCOTT
86492 CARTESIAN POINTE DR
YULEE, FL 32097

2026

08-2N-27-0232-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

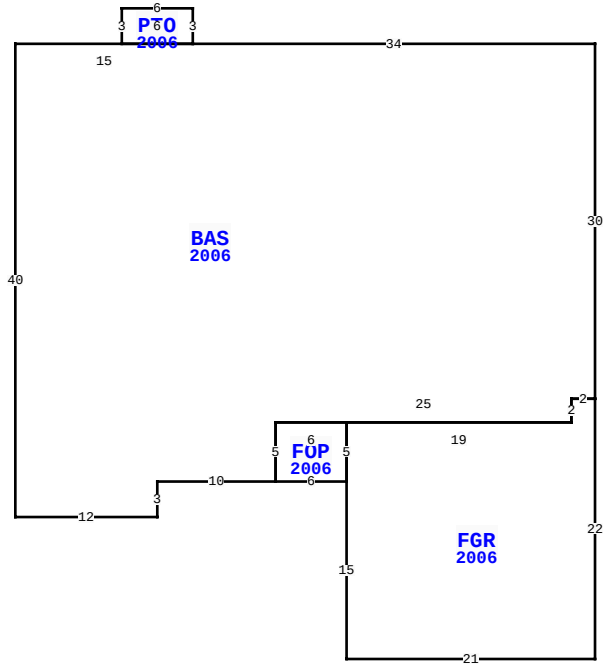
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	2006	1,710	180,086
FGR	424	55	2006	233	24,538
FOP	30	30	2006	9	948
PTO	18	5	2006	1	105
TOTALS	2,182			1,953	205,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	110.6175	116.15	226,841	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2026 Heated Area: 1710 HX Base Yr 2026



BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

86492 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,677
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		260,677
SOH/AGL Deduction		0
ASSESSED VALUE		260,677
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,266
TOTAL JUST VALUE		260,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617552	CO ISSUED	0	05/01/2006
B0617552	NEW CONSTR	0	05/01/2006
E17274	ELEC OTHER	1,500	05/01/2006
M11486	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2781/971	3/31/2025	WD	Q	I	01	319,000
GRANTOR: FIFE STEPHEN W						
GRANTEE: MULLER AIDEN SCOTT						
1913/1431	3/27/2014	SW	U	I	12	118,000
GRANTOR: HSBC BANK USA NA TRUS						
GRANTEE: FIFE STEPHEN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W34 PTO=[YR=2006] N3 W6 S3 E6$ W15 S40 E12 N3 E10 FOP=[YR=2006] E6 FGR=[YR=2006] S15 E21 N22 W2 S2 W19 S5$ N5 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