

STEWART PHYLLIS E
86506 CARTESIAN POINTE DRIVE
YULEE, FL 32097

08-2N-27-0232-0061-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT		CD								TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		4			
Exterior Wall		05		AVERAGE 70						0100		01		2,168		111.6465		117.23		254,155		2006		2006		0		0		9.33		90.67		VALUATION BY		STANDARD	
Exterior Wall		16		WD FR STUC 30						1		SINGLE FAM		100%		- 2007				Heated Area: 1922						HX		Base Yr 2007		Tax Group: 4		Tax Dist:					
Roof Structur		03		GABLE/HIP 100																												BUILDING MARKET VALUE		230,442			
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE		3,080					
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET		55,000					
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE		288,522					
Interior Floo		11		CLAY TILE 20																										SOH/AGL Deduction		125,554					
Air Condition		03		CENTRAL 100																										ASSESSED VALUE		162,968					
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE		HX HB SX 101,411					
Bedrooms				3 100																										BASE TAXABLE VALUE		61,557					
Bathrooms				2 100																										TOTAL JUST VALUE		288,522					
Frame		02		WOOD FRAME 100																										NCON VALUE		0					
Stories		1.		1. 100																										INCOME VALUE							
Units				0 100																										PREVIOUS YEAR MKT VALUE		282,301					
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		1,922		100		2006		1,922		204,294																											
FGR		424		55		2006		233		24,767																											
FOP		42		30		2006		13		1,382																											
TOTALS		2,388						2,168		230,442																											
EXTRA FEATURES										86506 CARTESIAN POINTE DR, YULEE										BLD DATE 03/20/2023 NW LGL DATE 03/30/2026 MLU																	
																				XF DATE																	
																				INC 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							
1		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2006		2006		3</													