LOT 72
CARTESIAN POINTE #3 PB 7/124

RADKOWSKI KATHERINE & PATRICK TYLER
86648 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2026

08-2N-27-0232-0072-0000

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

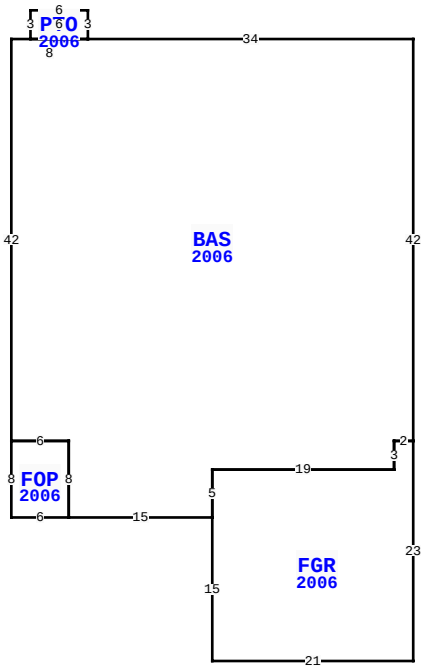
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	2006	1,941	201,368
FGR	426	55	2006	234	24,276
FOP	48	30	2006	14	1,453
PTO	18	5	2006	1	103
TOTALS	2,433			2,190	227,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	108.9711	114.42	250,580	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1941 HX Base Yr



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

86648 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,201
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	282,201
SOH/AGL Deduction	0
ASSESSED VALUE	282,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,201
TOTAL JUST VALUE	282,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516803	CO ISSUED	140,086	11/01/2005
B0516803	NEW CONSTR	140,086	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2872/243	5/29/2026	WD	Q	I	01	320,000
GRANTOR: REMLEY BRYAN L & ASHB						
GRANTEE: RADKOWSKI KATHERINE						
1732/1126	4/04/2011	WD	U	I	38	140,000
GRANTOR: TURNER JOSEPH S						
GRANTEE: REMLEY BRYAN L & AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W34 PTO=[YR=2006] N3 W6 S3 E6$ W8 S42
FOP=[YR=2006] S8 E6 N8 W6$ E6 S8 E15 FGR=[YR=2006] S15 E21
N23 W2 S3 W19 S5$ N5 E19 N3 E2 N42$.

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	0	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