LOT 73
CARTESIAN POINTE #3 PB 7/124

SOLOMON LEON A II & AMBER N
86662 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2026

08-2N-27-0232-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

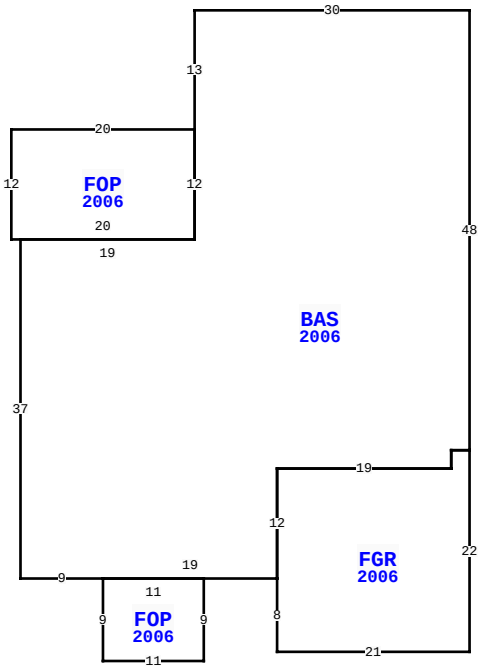
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,307	100	2006	2,307	230,031
FGR	424	55	2006	233	23,232
FOP	99	30	2006	30	2,991
FOP	240	30	2006	72	7,179
TOTALS	3,070			2,642	263,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	104.7312	109.97	290,541	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2024 Heated Area: 2307 HX Base Yr



86662 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		263,434
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,434
SOH/AGL Deduction		6,675
ASSESSED VALUE		311,759
TOTAL EXEMPTION VALUE	13	311,759
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		318,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516794	CO ISSUED	166,875	05/01/2006
B0516794	NEW CONSTR	166,875	05/01/2006
E17233	ELEC OTHER	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/0262	12/02/2019	WD	Q	I	01	246,000
GRANTOR: KNOX PENELOPE J						
GRANTEE: SOLOMON LEON A II &						
1432/0032	7/26/2006	WD	Q	I		235,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KNOX PENELOPE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S13 FOP=[YR=2006] W20 S12 E20 N12$ S12 W19 S37 E9 FOP=[YR=2006] S9 E11 N9 W11$ E19 FGR=[YR=2006] S8 E21 N22 W2 S2 W19 S12$ N12 E19 N2 E2 N48$.

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