

LOT 66
IN OR 1235/635 & OR 1882/1529
CARTESIAN POINTE #1 PB 6/345

HABLE VINCENT F
86120 CARTESIAN POINTE DR
YULEE, FL 32097

2026

09-2N-27-0230-0066-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	1,599	100	2004	1,599	169,012
FGR	424	55	2004	233	24,627
FOP	48	30	2004	14	1,480
FOP	100	30	2004	30	3,171
TOTALS	2,171			1,876	198,291

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	112.1610	117.77	220,937	2004	2004	0	0	0	10.25	89.75
1 SINGLE FAM 100% - 2005 Heated Area: 1599 HX Base Yr 2005												
86120 CARTESIAN POINTE DR, YULEE												
BLD DATE 03/20/2023 NW LGL DATE 03/30/2026 MLU												
XF DATE INC DATE												
AG DATE												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					198,291				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					253,291				
SOH/AGL Deduction					112,665				
ASSESSED VALUE					140,626				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					89,215				
TOTAL JUST VALUE					253,291				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					243,561				