LOT 3
CARTESIAN POINTE #2 PB 7/35

MITCHELL CHRISTIAN S & ILVA
86164 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2026

09-2N-27-0231-0003-0000

BUILDING CHARACTERISTICS

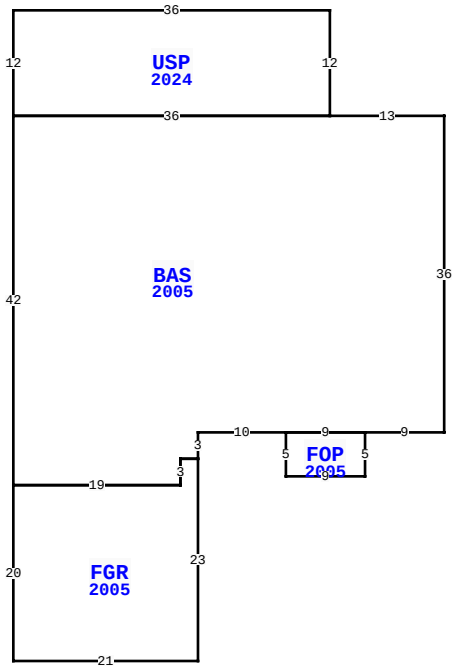
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,884	100	2005	1,884	206,303
FGR	426	55	2005	234	25,624
FOP	45	30	2005	14	1,533
USP	432	30	2024	130	14,235
TOTALS	2,787			2,262	247,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	115.6596	121.44	274,697	2005	2005	0	0	0	9.83	90.17

1 SINGLE FAM 100% - 2019 Heated Area: 1884 HX Base Yr 2019



86164 CARTESIAN POINTE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,694
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	302,694
SOH/AGL Deduction	84,948
ASSESSED VALUE	217,746
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	166,335
TOTAL JUST VALUE	302,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515130	ELEC OTHER	1,500	06/01/2005
M09499	MECH OTHER	0	03/01/2005
P09242	OTHER	0	03/01/2005
R07353	REPAIR/RRF	2,000	03/01/2005
B14784	NEW CONSTR	138,258	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1135	3/11/2022	QC	U	I	11	84,900
GRANTOR: MITCHELL CHRISTIAN S						
GRANTEE: MITCHELL CHRISTIAN						
2169/0121	1/05/2018	WD	Q	I	01	205,000
GRANTOR: STEELE DEBBY J & THAD						
GRANTEE: MITCHELL CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W13 W36 S42 E19 N3 E2 N3 E10 E9 E9 N36 $
FGR=[YR=2005;ORIG=-49,42] S20 E21 N23 W2 S3 W19 $
FOP=[YR=2005;ORIG=-18,36] S5 E9 N5 W9 $
USP=[YR=2024;ORIG=-49,0] E36 N12 W36 S12 $
.

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 04/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS