LOT 19
CARTESIAN POINTE #2 PB 7/35

MALONE FAMILY REVOCABLE TRUST/MALONE CHRISTOPHER J
86241 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2026

09-2N-27-0231-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

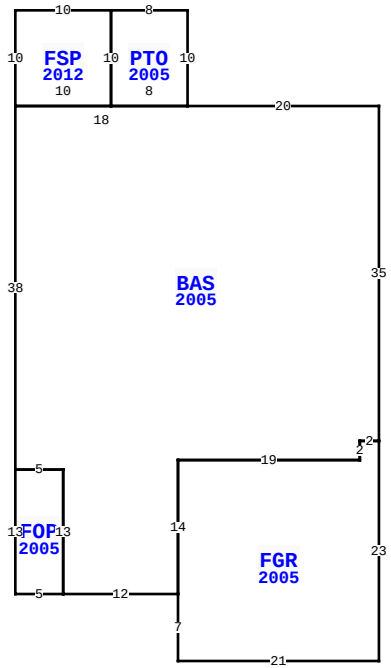
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,575	100	2005	1,575	173,546
FGR	445	55	2005	245	26,996
FOP	65	30	2005	20	2,204
FSP	100	40	2012	40	4,408
PTO	80	5	2005	4	441
TOTALS	2,265			1,884	207,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	116.3799	122.20	230,225	2005	2005	0	0	0	9.83	90.17

1 SINGLE FAM 100% - 2018 Heated Area: 1575 HX Base Yr 2018



86241 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		207,594
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,594
SOH/AGL Deduction		82,568
ASSESSED VALUE		180,026
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,615
TOTAL JUST VALUE		262,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14860	ELEC OTHER	1,500	04/01/2005
M09494	MECH OTHER	0	03/01/2005
P09181	OTHER	0	03/01/2005
B14538	NEW CONSTR	119,440	02/01/2005
R07206	REPAIR/RRF	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2764/10	1/27/2025	SW	U	I	11	100
GRANTOR: MALONE CHRISTOPHER J						
GRANTEE: MALONE FAMILY REVOC						
2145/0566	8/30/2017	WD	Q	I	02	169,900
GRANTOR: CALALANG FREDERICK						
GRANTEE: MALONE CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 PTO=[YR=2005] N10 W8 FSP=[YR=2012] W10 S10 E10 N10$ S10 E8$ W18 S38 FOP=[YR=2005] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2005] S7 E21 N23 W2 S2 W19 S14$ N14 E19 N2 E2 N35$.

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