



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 70	0100	01	2,175	108.9711	114.42	248,864	2005	2005	0	0	0	9.83	90.17	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM 0% - 2024										Heated Area: 1928					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE										224,401									
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										0									
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										55,000									
Interior Floo	14	CARPET 80											TOTAL MARKET VALUE										279,401									
Interior Floo	08	SHT VINYL 20											SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										279,401									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0									
Bedrooms	3	100											BASE TAXABLE VALUE										279,401									
Bathrooms	2	100											TOTAL JUST VALUE										279,401									
Frame	02	WOOD FRAME 100											NCON VALUE										0									
Stories	1.	1. 100											INCOME VALUE										0									
Units	0	100											PREVIOUS YEAR MKT VALUE										268,597									
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	1,928	100	2005	1,928	198,917																											
FGR	424	55	2005	233	24,039																											
FOP	42	30	2005	13	1,341																											
PTO	18	5	2005	1	103																											
TOTALS			2,412			2,175	224,401																									
EXTRA FEATURES						86227 CARTESIAN POINTE DR, YULEE										BLD DATE		03/20/2023		NW	LGL DATE											
																XF DATE				LAND DATE		03/30/2026		MLU								
																INC DATE				AG DATE												
L N	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																