LOT 23
CARTESIAN POINTE #2 PB 7/35

HAINES ROBERT & MARY
86185 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2026

09-2N-27-0231-0023-0000

BUILDING CHARACTERISTICS

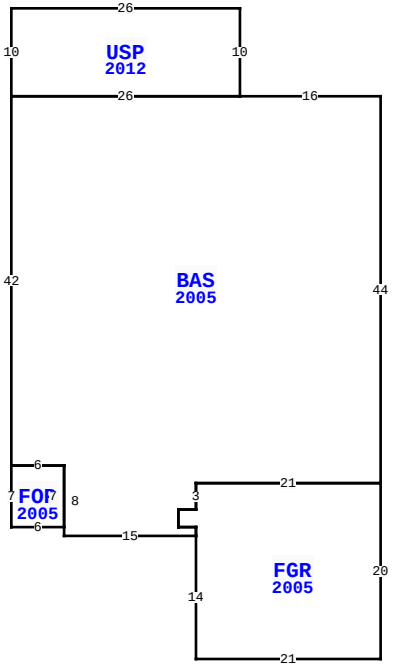
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,922	100	2005	1,922	210,464
FGR	424	55	2005	233	25,515
FOP	42	30	2005	13	1,424
USP	260	30	2012	78	8,541
TOTALS	2,648			2,246	245,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	115.6596	121.44	272,754	2005	2005	0	0	0	9.83	90.17

1 SINGLE FAM 100% - 2025 Heated Area: 1922 HX Base Yr 2025



86185 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,942
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		300,942
SOH/AGL Deduction		49,316
ASSESSED VALUE		251,626
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,215
TOTAL JUST VALUE		300,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514933	ELEC OTHER	1,500	05/01/2005
M09500	MECH OTHER	0	03/01/2005
P09218	OTHER	0	03/01/2005
B14629	NEW CONSTR	140,086	02/01/2005
R07270	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/154	3/28/2024	WD	Q	I	02	372,500
GRANTOR: GILDER JERRY W & SHER						
GRANTEE: HAINES ROBERT & MAR						
1390/1623	2/22/2006	WD	Q	I		212,000
GRANTOR: WILLIAMS HUGH						
GRANTEE: GILDER JERRY W & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 USP=[YR=2012] N10 W26 S10 E26$ W26 S42
FOP=[YR=2005] S7 E6 N7 W6$ E6 S8 E15 FGR=[YR=2005] S14 E21
N20 W21 S3 W2 S2 E2 S1$ N1 W2 N2 E2 N3 E21 N44$.

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 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS