LOT 43
CARTESIAN POINTE #2 PB 7/35

SATTERLUND KATIE M
86832 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2026

09-2N-27-0231-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

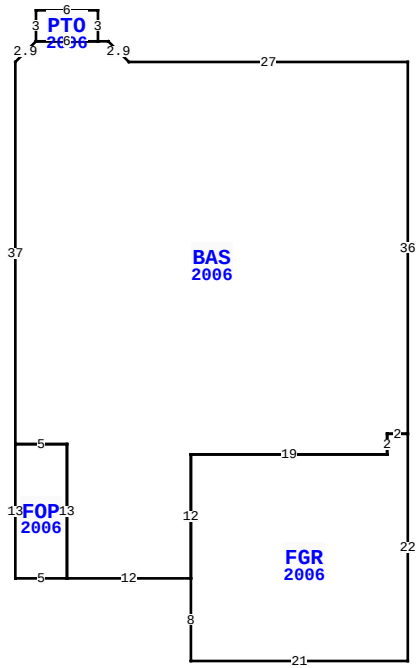
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,597	100	2006	1,597	171,772
FGR	424	55	2006	233	25,061
FOP	65	30	2006	20	2,151
PTO	18	5	2006	1	108
TOTALS	2,104			1,851	199,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	113.1900	118.85	219,991	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2018 Heated Area: 1597 HX Base Yr 2018



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

86832 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,092
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		254,092
SOH/AGL Deduction		79,716
ASSESSED VALUE		174,376
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,965
TOTAL JUST VALUE		254,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15843	NEW CONSTR	119,440	01/27/2006
M10582	MECH OTHER	0	11/01/2005
E15670	ELEC OTHER	1,500	09/01/2005
P09960	OTHER	0	08/01/2005
R08088	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0450	7/22/2022	QC	U	I	11	100
GRANTOR: SATTERLUND RYAN						
GRANTEE: SATTERLUND KATIE						
2147/1659	9/22/2017	WD	Q	I	01	172,500
GRANTOR: SCALIO JUSTIN A & NAT						
GRANTEE: SATTERLUND RYAN H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 U2 L2 W1 PTO=[YR=2006] N3 W6 S3 E6$ W6 D2 L2 S37 FOP=[YR=2006] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2006] S8 E21 N22 W2 S2 W19 S12$ N12 E19 N2 E2 N36$.

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