

PENNEY SHAWN STEVEN & ALLISON L T
86142 SINATRA STREET
YULEE, FL 32097

2023



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	1,869	118.4722	106.92	199,833	2008	2008	0	0	0	6.65	93.35	VALUATION BY		STANDARD												
Roof Structur	03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2021													Heated Area: 1596														
Roof Cover	03	COMP SHNGL 100																HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 70																														
Interior Floo	08	SHT VNYL 30																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	4	100																														
Bathrooms	2	100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units	0	100																														
Occupancy	00	NONE 100																														
Quality		05	Quality Level 05																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		04																											
NEIGHBORHOOD/LOC		4071.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,596	100	1,596	159,296																												
FGR	420	55	231	23,057																												
FOP	12	30	4	400																												
FOP	128	30	38	3,793																												
TOTALS					2,156		1,869	186,544																								
EXTRA FEATURES					86142 SINATRA ST, YULEE																											
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																
1	0810	CONCRETE A	0 100	0	0	457.00	SF	6.50	6.50	100	2008	2008	3	90	2,673																	
2	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	2008	2008	3	90	468																	
TOTAL OB/XF 3,141																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000															
REVIEW DATE 01/28/2020 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																