

LOT 2-57
IN OR 1837/260
THE HIDEAWAY #2 PB 7/233

ROYCE FRANK D & ELIZABETH W
86145 SINATRA ST
YULEE, FL 32097

2023

42-2N-27-4370-0002-0570



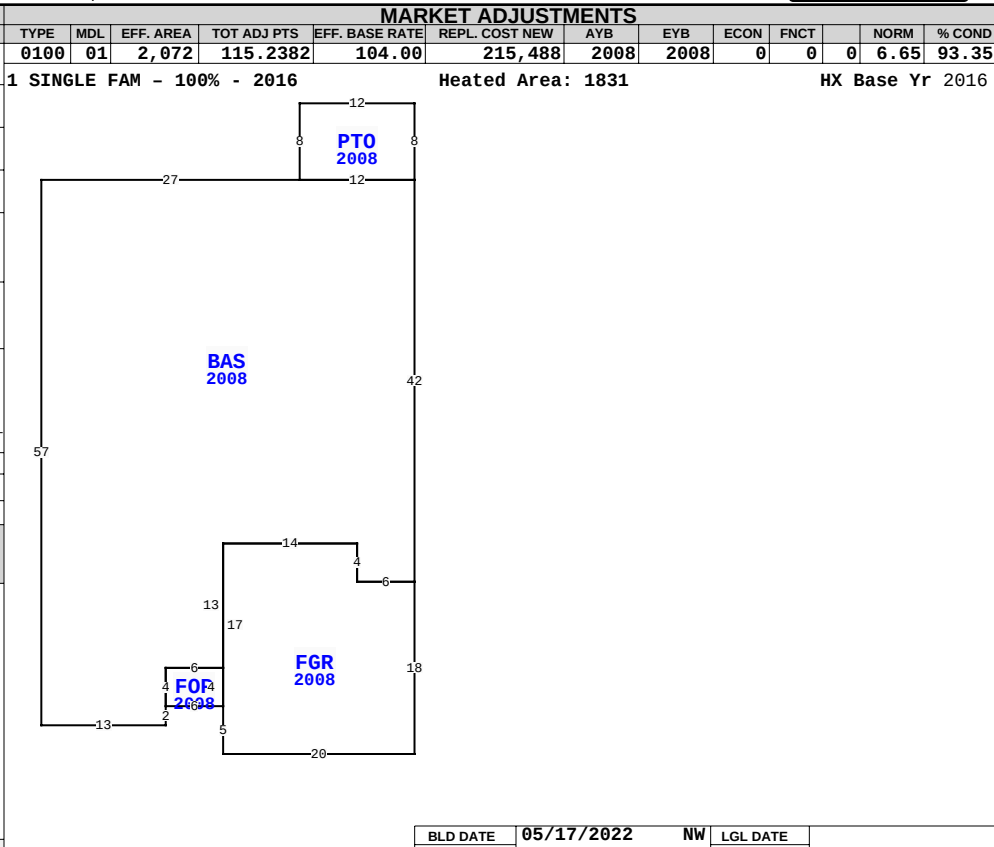
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,831	100	1,831	177,761
FGR	416	55	229	22,232
FOP	24	30	7	680
PTO	96	5	5	485
TOTALS	2,367		2,072	201,158

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	
3	0810	CONCRETE A	0	100	14	3	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	000



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86145 SINATRA ST, YULEE				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		201,158			
TOTAL MARKET OB/XF VALUE		4,809			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		255,967			
SOH/AGL Deduction		89,289			
ASSESSED VALUE		166,678			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		116,678			
TOTAL JUST VALUE		255,967			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		219,555			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20038	ELEC OTHER	2,000	09/01/2007
M13283	MECH OTHER	0	09/01/2007
P12656	OTHER	0	08/01/2007
C20314	CO ISSUED	0	07/01/2007
B20314	NEW CONSTR	150,942	07/01/2007
R10594	REPAIR/RRF	2,800	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1837/0260	1/25/2013	WD	Q	I	01	140,000
GRANTOR: BRANDON MICHAEL R & M						
GRANTEE: ROYCE FRANK D & ELI						
1565/1915	5/12/2008	WD	Q	I		175,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRANDON MICHAEL R &						

BUILDING NOTES												
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BUILDING DIMENSIONS												
PTO=[YR=2008] W12 S8 BAS=[YR=2008] W27 S57 E13 N2 FOP=[YR=2008] E6 FGR=[YR=2008] S5 E20 N18 W6 N4 W14 S17\$ N4 W6 S4\$ N4 E6 N13 E14 S4 E6 N42 W12\$ E12 N8\$.												