

LOT 2-58
IN OR 1972/100
THE HIDEAWAY #2 PB 7/233

KREUTER KRISTINA LYNN
7369 CUMBRIA BLVD
JACKSONVILLE, FL 32219

2023

42-2N-27-4370-0002-0580



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	PAGE 1 of 1 4														
Exterior Wall	30	VINYL 70	0100	01	1,778	119.7900	108.11	192,220	2009	2009	0	0	0	6.15	93.85	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 0													Heated Area: 1470 HX Base Yr														
Roof Structure	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:														
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 180,398														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 4,552														
Interior Floor	14	CARPET 80														TOTAL LAND VALUE - MARKET 50,000														
Interior Floor	08	SHT VINYL 20														TOTAL MARKET VALUE 234,950														
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 18,741														
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 216,209														
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0														
Bathrooms	2	100														BASE TAXABLE VALUE 216,209														
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 234,950														
Stories	1.	1. 100	NCON VALUE 10,351																											
Units	0	100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 195,795																											
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	1,470	100	1,470	149,148																										
FGR	400	55	220	22,321																										
FOP	20	30	6	609																										
PTO	200	5	10	1,015																										
USP	240	30	72	7,305																										
TOTALS			2,330	1,778	180,398																									
EXTRA FEATURES					86157 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 0	0 0	463.00	SF	6.50	6.50	100	2009	2009	3	91	2,739																
2	0810	CONCRETE A	0 0	0 0	72.00	SF	6.50	6.50	100	2009	2009	3	91	426																
4	0810	CONCRETE A	0 0	0 0	220.00	SF	6.50	6.50	100	2017	2017	3	97	1,387																
TOTAL OB/XF 4,552																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000													
REVIEW DATE 12/08/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																														