LOT 2-59
IN OR 1610/255
THE HIDEAWAY #2 PB 7/233

DUGGER JAMES R JR & LINDA
86167 SINATRA STREET
YULEE, FL 32097

2023

42-2N-27-4370-0002-0590

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

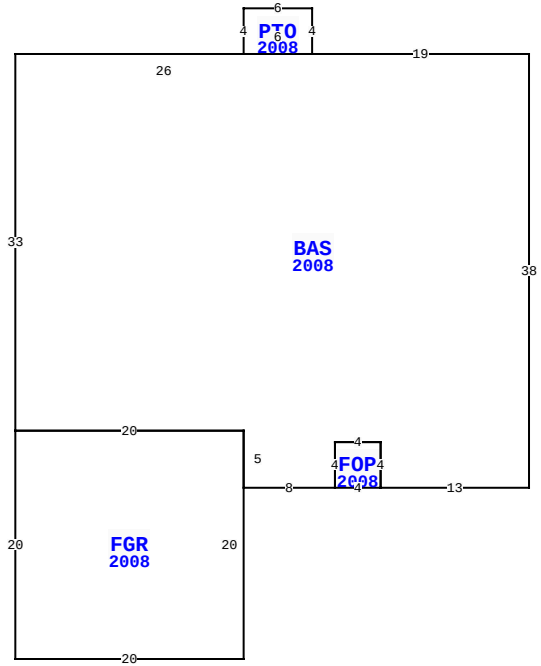
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,594	100	1,594	159,394
FGR	400	55	220	21,999
FOP	16	30	5	500
PTO	24	5	1	100
TOTALS	2,034		1,820	181,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	118.6900	107.12	194,958	2008	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2010 Heated Area: 1594 HX Base Yr 2010



86167 SINATRA ST, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,993
TOTAL MARKET OB/XF VALUE		3,241
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,234
SOH/AGL Deduction		105,566
ASSESSED VALUE		129,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,668
TOTAL JUST VALUE		235,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21351	CO ISSUED	134,112	09/04/2008
M13876	MECH OTHER	0	06/01/2008
P13193	OTHER	0	05/01/2008
E20854	ELEC OTHER	2,000	05/01/2008
B21351	NEW CONSTR	134,112	04/01/2008
R11216	REPAIR/RRF	2,800	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1610/0255	3/06/2009	WD	Q	I	01	165,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DUGGER JAMES R JR &						
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 PTO=[YR=2008] N4 W6 S4 E6$ W26 S33 FGR=[YR=2008] S20 E20 N20 W20$ E20 S5 E8 FOP=[YR=2008] E4 N4 W4 S4$ N4 E4 S4 E13 N38$.

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
1	0810	CONCRETE A	0	100	0	0	461.00	SF	6.50	6.50	100	2008	2008	3	90	2,697	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2008	2008	3	90	544	

LAND DESCRIPTION

TOTAL OB/XF 3,241

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	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 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS