

HIGGINBOTHAM CORA LEE
86179 SINATRA ST
YULEE, FL 32097

2023

42-2N-27-4370-0002-0600

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

0100 01

VINYL 70 WD FR STUC 30

GABLE/HIP 100 COMP SHNGL 100 DRYWALL 100 CARPET 80 CLAY TILE 20 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 100 0 100 NONE 100

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4071.00

TOTALS 2,252 1,973 200,410

EXTRA FEATURES

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 0 472.00 SF 6.50 6.50 100 2012 2012 3 94 2,884

2 0810 CONCRETE A 0 100 8 3 24.00 SF 6.50 6.50 100 2012 2012 3 94 147

3 0476 VF 6 SBPL 0 100 0 0 108.00 LF 32.00 32.00 100 2022 2022 3 100 3,456

4 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2022 2022 3 100 300

LAND DESCRIPTION TOTAL OB/XF 6,787

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,973 118.0410 106.53 210,184 2012 2012 0 0 4.65 95.35

SINGLE FAM - 100% - 2013 Heated Area: 1694 HX Base Yr 2013

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

XF DATE INC DATE

86179 SINATRA ST, YULEE

TOTAL OB/XF 6,787

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 200,410 TOTAL MARKET OB/XF VALUE 6,787 TOTAL LAND VALUE - MARKET 50,000 TOTAL MARKET VALUE 257,197 SOH/AGL Deduction 108,720 ASSESSED VALUE 148,477 TOTAL EXEMPTION VALUE HX HB WX 55,000 BASE TAXABLE VALUE 93,477 TOTAL JUST VALUE 257,197 NCON VALUE 9,631 INCOME VALUE PREVIOUS YEAR MKT VALUE 217,700

PERMIT NUM DESCRIPTION AMT ISSUED

B25991 CO ISSUED 0 08/15/2012 M17281 H/AC 0 06/01/2012 E25021 NEW CONSTR 0 05/01/2012 E25086 NEW CONSTR 0 05/01/2012 P15928 NEW CONSTR 0 05/01/2012 B25991 NEW CONSTR 192,140 05/01/2012

SALES DATA OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

1830/1372 12/13/2012 WD Q I 02 156,900 GRANTOR:SEDA CONSTRUCTION COM GRANTEE:HIGGINBOTHAM ROBERT 1553/1149 3/03/2008 WD U V 07 100 GRANTOR:HIDEAWAY DEVELOPMENT GRANTEE:SEDA CONSTRUCTION C

BUILDING NOTES BUILDING DIMENSIONS BAS=[YR=2012] W20 FSP=[YR=2012] N9 W13 S9 E13\$ W17 S38 FGR=[YR=2012] S21 E19 N1 FOP=[YR=2012] E8 N3 W2 N3 W6 S6\$ N16 FST=[YR=2012] N4 W5 S4 E5\$ W5 N4 W14\$ E19 S14 E6 S3 E12 N55\$.