LOT 1
IN OR 2112/311
HIDEAWAY PHASE 1A PBK 8/134

CARR STEPHEN J & KATHELYN M
86070 SINATRA STREET
YULEE, FL 32097

2023

42-2N-27-4372-0001-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

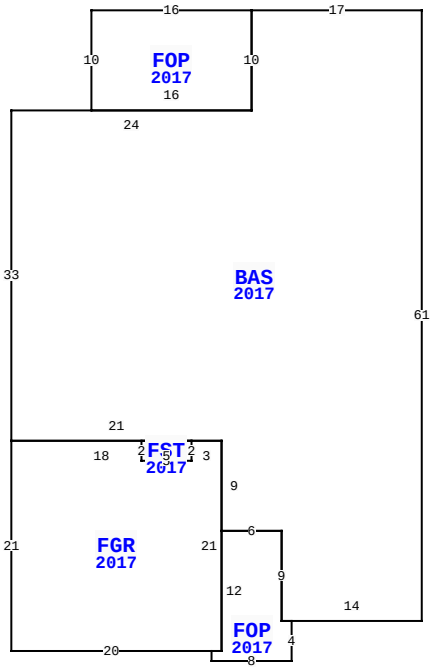
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,829	100	1,829	194,842
FGR	441	55	243	25,886
FOP	83	30	25	2,663
FOP	160	30	48	5,114
FST	10	55	6	639
TOTALS	2,523		2,151	229,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	120.6282	108.87	234,179	2017	2017	0	0	0	2.15	97.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1829 HX Base Yr 2018



86070 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		229,144
TOTAL MARKET OB/XF VALUE		49,718
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		328,862
SOH/AGL Deduction		102,465
ASSESSED VALUE		226,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,397
TOTAL JUST VALUE		328,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002498	CO ISSUED	0	03/27/2017
17002721	SWIM POOL	0	01/01/2017
B1633467	NEW CONSTR	226,229	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2112/0311	4/04/2017	WD	Q	I	01	224,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CARR STEPHEN J & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] W16 S10 E16 N10$ S10 W24 S33 FGR=[YR=2017] S21 E20 FOP=[YR=2017] S1 E8 N4 W1 N9 W6 S12 W1$ E1 N21 W3 FST=[YR=2017] S2 W5 N2 E5$ W18$ E21 S9 E6 S9 E14 N61$.

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	486.00	SF	6.50	6.50	100	2017	2017	3	97	3,064	
2	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2018	2018	3	90	24,786	
3	0911	SCRN RM A	0	100	0	0	880.00	SF	17.50	17.50	100	2018	2018	3	86	13,244	
4	0845	KOOL DECK	0	100	0	0	556.00	SF	7.25	7.25	100	2018	2018	3	98	3,950	
5	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	100	2018	2018	3	90	4,104	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 49,718

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/03/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS