LOT 2
IN OR 2071/1264
HIDEAWAY PHASE 1A PBK 8/134

SMITH THOMAS M & CHARLOTTE J
86058 SINATRA ST
YULEE, FL 32097

2023

42-2N-27-4372-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

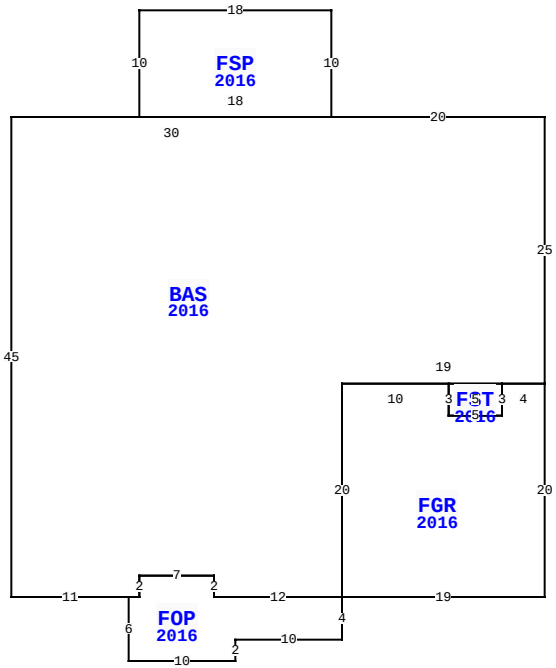
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,856	100	1,856	196,708
FGR	365	55	201	21,303
FOP	114	30	34	3,604
FSP	180	40	72	7,631
FST	15	55	8	848
TOTALS	2,530		2,171	230,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	120.6282	108.87	236,357	2016	2016	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1856 HX Base Yr 2017



86058 SINATRA ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,094
TOTAL MARKET OB/XF VALUE		8,796
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		288,890
SOH/AGL Deduction		90,593
ASSESSED VALUE		198,297
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,297
TOTAL JUST VALUE		288,890
NCON VALUE		9,303
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631988	NEW CONSTR	233,483	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/1264	9/09/2016	WD	Q	I	01	225,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SMITH THOMAS M & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 FSP=[YR=2016] N10 W18 S10 E18$ W30 S45 E11 FOP=[YR=2016] S6 E10 N2 E10 N4 FGR=[YR=2016] E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2 W1$ E1 N2 E7 S2 E12 N20 E19 N25$.

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	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	97	378	
2	0811	CONCRETE B	0	100	0	0	575.00	SF	5.20	5.20	100	2016	2016	3	97	2,900	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
4	0462	ST/AL FNC	0	100	156	0	624.00	SF	10.00	10.00	100	2016	2016	3	84	5,242	

LAND DESCRIPTION

TOTAL OB/XF 8,796

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS