LOT 4
HIDEAWAY PHASE 1A PBK 8/134

CHANAVIER CRAIG P & THERESA A
86034 SINATRA ST
YULEE, FL 32097

2023

42-2N-27-4372-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

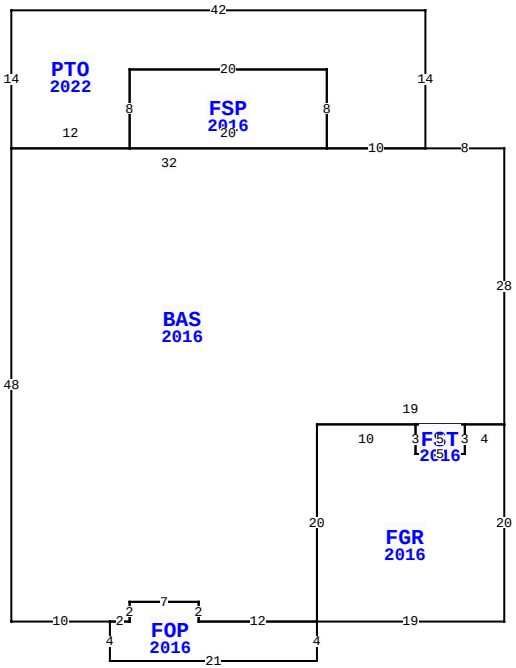
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	215,965
FGR	365	55	201	21,639
FOP	98	30	29	3,122
FSP	160	40	64	6,890
FST	15	55	8	861
PTO	428	5	21	2,261
TOTALS	3,072		2,329	250,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	122.3530	110.42	257,168	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2006 HX Base Yr 2021



86034 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		250,739
TOTAL MARKET OB/XF VALUE		8,722
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		309,461
SOH/AGL Deduction		64,158
ASSESSED VALUE		245,303
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,303
TOTAL JUST VALUE		309,461
NCON VALUE		16,116
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631949	CO ISSUED	0	07/22/2016
B1631949	NEW CONSTR	249,532	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2335/0347	1/24/2020	WD	Q	I	01	260,000
GRANTOR: MARTIN GARLAND L & TA						
GRANTEE: CHANAVIER CRAIG P &						
2080/1774	10/25/2016	WD	Q	I	01	244,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MARTIN GARLAND L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 PTO=[YR=2022] N14 W42 S14 E12 N8 E20 S8 E10$ W10 FSP=[YR=2016] N8 W20 S8E20$ W32 S48 E10 FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3W10 S20$ W12 N2 W7 S2 W2$ E2 N2 E7 S2 E12 N20 E19 N28$.

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	0810	CONCRETE A	0	100	0	0	543.00	SF	6.50	6.50	100	2016	2016	3	97	3,424	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
4	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2022	2022	3	100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 8,722

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