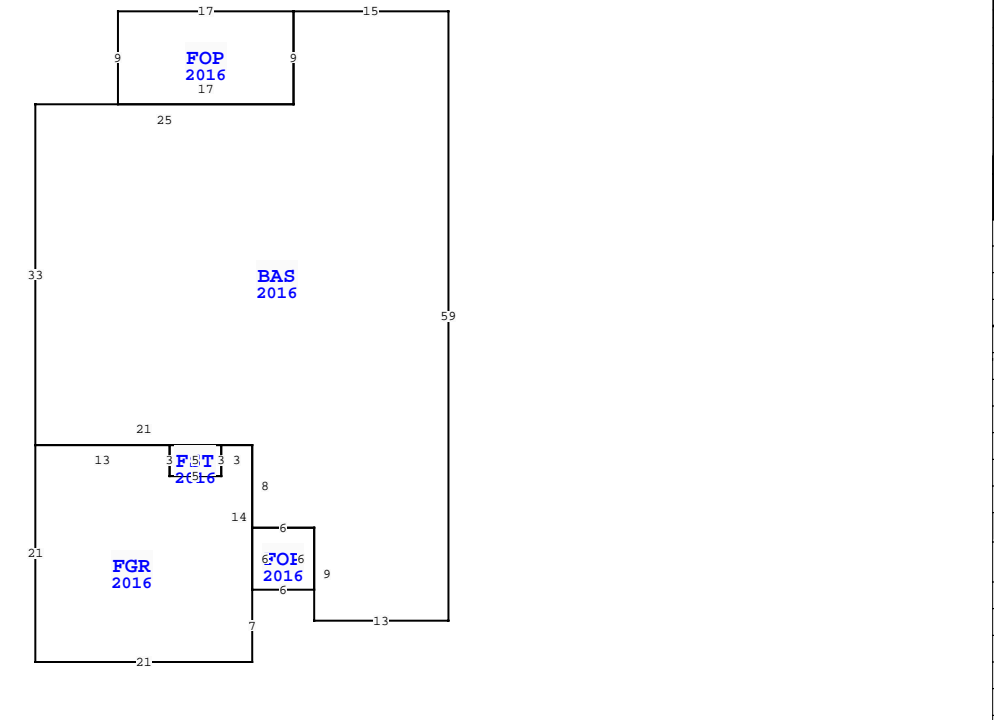




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,023	121.7062	109.84	222,206	2016	2016	0	0	0	2.65	97.35

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			216,318
TOTAL MARKET OB/XF VALUE			3,165
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			269,483
SOH/AGL Deduction			53,516
ASSESSED VALUE			215,967
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			160,967
TOTAL JUST VALUE			269,483
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,028



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	1,724	100	1,724	184,346
FGR	426	55	234	25,022
FOP	36	30	11	1,176
FOP	153	30	46	4,919
FST	15	55	8	856
TOTALS	2,354		2,023	216,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632343	CO ISSUED	0	12/06/2016
B1632343	NEW CONSTR	218,025	05/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2371/1289	6/26/2020	WD Q	Q	I	01	242,500
GRANTOR: MENDES TAYLOR J						
GRANTEE: STEELE JOHN C & SHE						
2124/1165	5/22/2017	WD U	U	I	11	100
GRANTOR: SEMANIK EQUITY DEV'T						
GRANTEE: MENDES TAYLOR J						

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	14	3	42.00	SF	6.50	6.50	100	2016	2016	3	97	265	
2	0810	CONCRETE A	0 100	0	0	460.00	SF	6.50	6.50	100	2016	2016	3	97	2,900	

86041 SINATRA ST, YULEE			BLD DATE	05/17/2022	NW	LGL DATE	
			XF DATE			LAND DATE	
			INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FOP=[YR=2016] W17 S9 E17 N9 S9 W25 S33	
FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E6 N6 W6 S6 S N14 W3	
FST=[YR=2016] W5 S3 E5 N3 S3 W5 N3 W13 S E21 S8 E6 S9 E13	
N59 S.	

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