LOT 51
HIDEAWAY PHASE 1A PBK 8/134

BIRMINGHAM RICHARD E & AUDREY E
86065 SINATRA ST
YULEE, FL 32097

2023

42-2N-27-4372-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

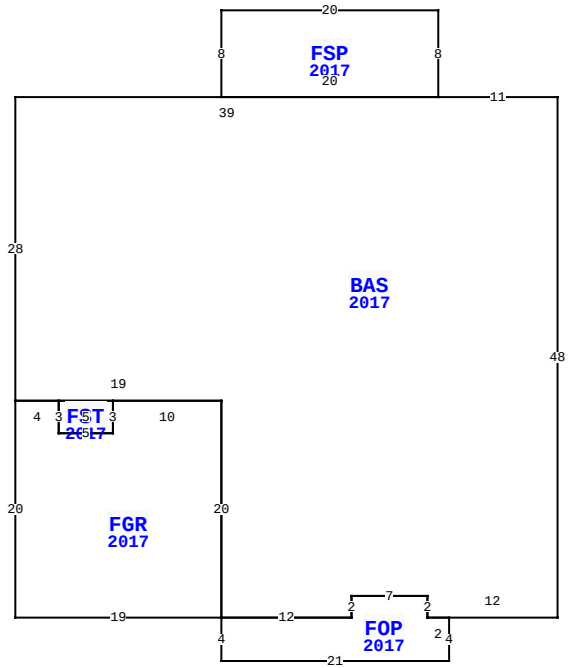
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	220,689
FGR	365	55	201	22,113
FOP	98	30	29	3,190
FSP	160	40	64	7,041
FST	15	55	8	881
TOTALS	2,644		2,308	253,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	123.7544	111.69	257,781	2018	2018	0	0	0	1.50	98.50

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



86065 SINATRA ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,914
TOTAL MARKET OB/XF VALUE		7,359
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		311,273
SOH/AGL Deduction		61,783
ASSESSED VALUE		249,490
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,490
TOTAL JUST VALUE		311,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000663	CO ISSUED	0	01/22/2018
17006591	NEW CONSTR	252,182	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0272	8/27/2020	WD	Q	I	01	269,000
GRANTOR: GONZALEZ WERNER ISMAE						
GRANTEE: BIRMINGHAM RICHARD						
2172/1510	1/24/2018	WD	Q	I	01	249,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GONZALEZ WERNER I R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FSP=[YR=2017] N8 W20 S8 E20$ W39 S28 FGR=[YR=2017] S20 E19 FOP=[YR=2017] S4 E21 N4 W2 N2 W7 S2 W12$ N20 W10 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E12 N2 E7 S2 E12 N48$.

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	0811	CONCRETE B	0	100	0	0	615.00	SF	5.20	5.20	100	2018	2018	3	98	3,134	
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	95	4,195	
3	0471	VINYL FNC	0	100	0	0	1.00	LF	32.00	32.00	100	2018	2018	3	95	30	

LAND DESCRIPTION

TOTAL OB/XF 7,359

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	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/23/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS