



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 80
Interior Floor	11	CLAY TILE 20
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

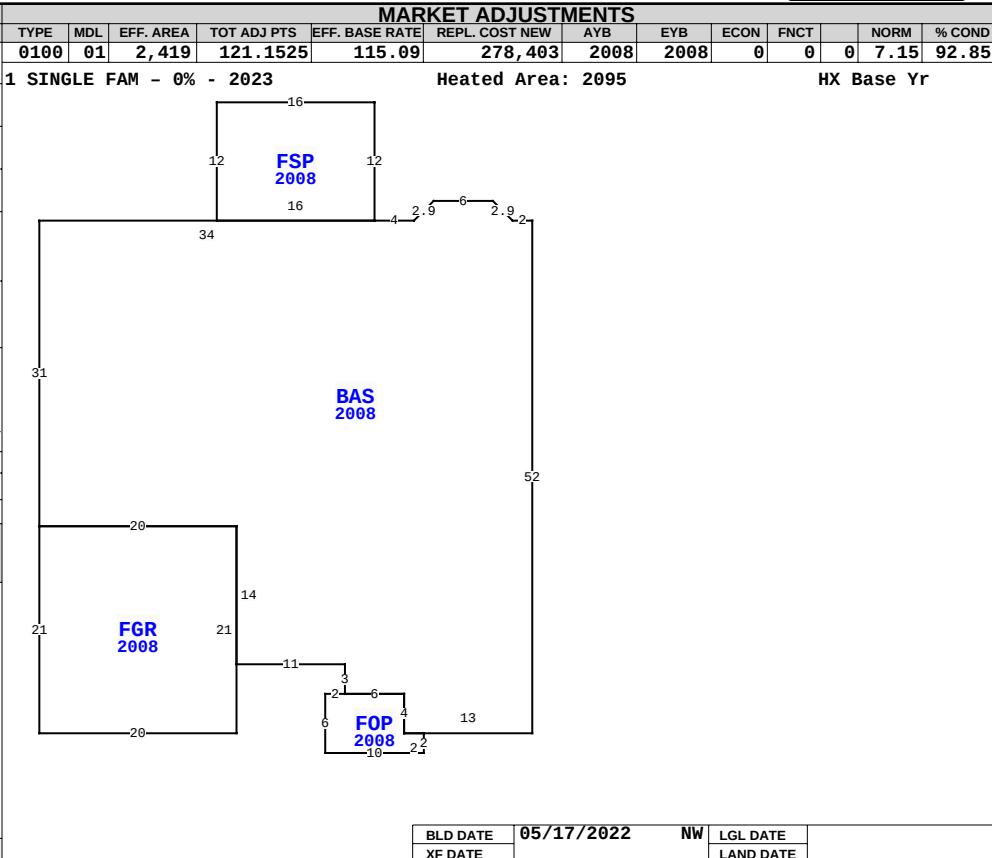
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,095	100	2,095	223,874
FGR	420	55	231	24,685
FOP	52	30	16	1,709
FSP	192	40	77	8,228
TOTALS	2,759		2,419	258,497

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	0	29	16	464.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	68.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	



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

86130 SINATRA ST, YULEE

TOTAL OB/XF											
4,917											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,497	
TOTAL MARKET OB/XF VALUE		4,917	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		313,414	
SOH/AGL Deduction		0	
ASSESSED VALUE		313,414	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		313,414	
TOTAL JUST VALUE		313,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19760	ELEC OTHER	2,000	08/01/2007
M13219	MECH OTHER	0	08/01/2007
P12600	OTHER	0	08/01/2007
C20249	CO ISSUED	0	07/01/2007
B20249	NEW CONSTR	180,906	07/01/2007
R10578	REPAIR/RRF	2,800	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2576/1502	7/07/2022	SW	U	I	11
GRANTOR: SFR JV-2 PROPERTY LLC					
GRANTEE: SFR JV-2 2022-2 BOR					
2527/0585	1/04/2022	WD	Q	I	01
GRANTOR: ZILLOW HOMES PROPERTY					
GRANTEE: SFR JV-2 PROPERTY L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W2 U2 L2 W6 D2 L2 W4 FSP=[YR=2008] N12 W16 S12 E16\$ W34 S31 FGR=[YR=2008] S21 E20 N21 W20\$ E20 S14 E11 S3 FOP=[YR=2008] W2 S6 E10 N2 W2 N4 W6\$ E6 S4 E13 N52\$.											