

LOT 2-57
IN OR 1837/260
THE HIDEAWAY #2 PB 7/233

ROYCE FRANK D & ELIZABETH W
86145 SINATRA ST
YULEE, FL 32097

2024

42-2N-27-4370-0002-0570



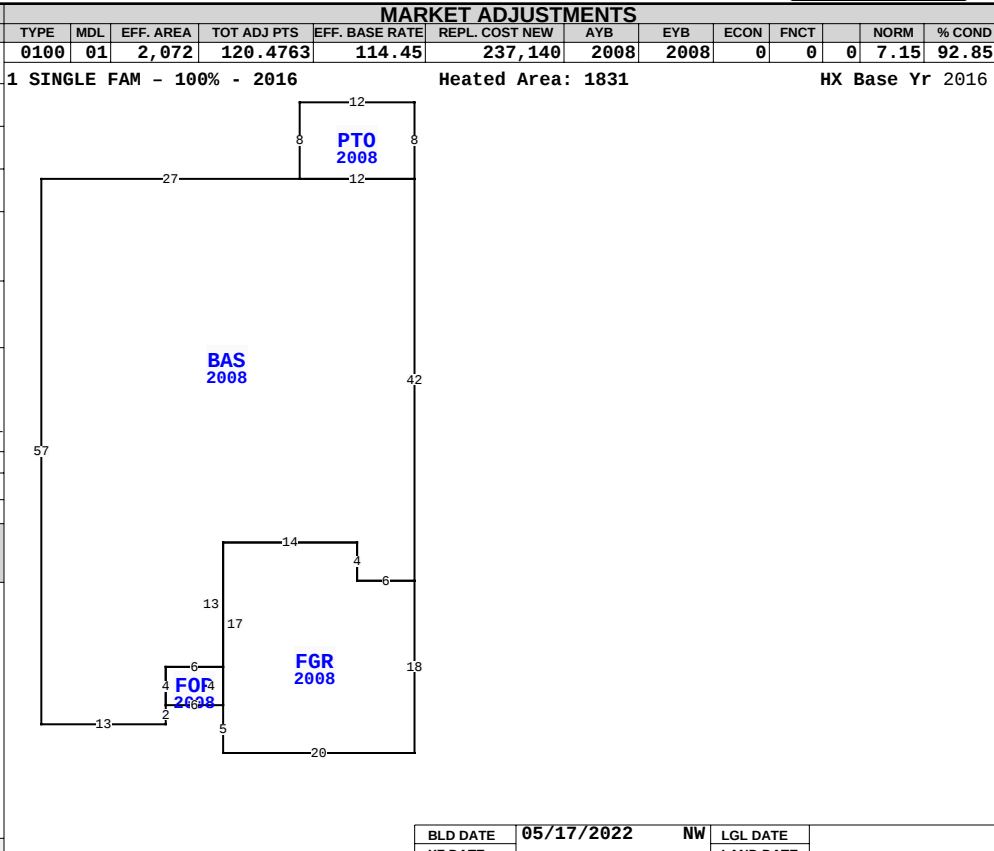
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,831	100	1,831	194,575
FGR	416	55	229	24,335
FOP	24	30	7	744
PTO	96	5	5	531
TOTALS	2,367		2,072	220,184

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008
2	0810	CONCRETE A	0	100	0	462.00	SF	6.50	6.50	100	2008
3	0810	CONCRETE A	0	100	14	42.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	1.00



86145 SINATRA ST, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	220,184		
TOTAL MARKET OB/XF VALUE	4,756		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	274,940		
SOH/AGL Deduction	103,262		
ASSESSED VALUE	171,678		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	121,678		
TOTAL JUST VALUE	274,940		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	255,967		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20038	ELEC OTHER	2,000	09/01/2007
M13283	MECH OTHER	0	09/01/2007
P12656	OTHER	0	08/01/2007
C20314	CO ISSUED	0	07/01/2007
B20314	NEW CONSTR	150,942	07/01/2007
R10594	REPAIR/RRF	2,800	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1837/0260	1/25/2013	WD Q	I	01	
GRANTOR: BRANDON MICHAEL R & M					
GRANTEE: ROYCE FRANK D & ELI					
1565/1915	5/12/2008	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: BRANDON MICHAEL R &					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
PTO=[YR=2008] W12 S8 BAS=[YR=2008] W27 S57 E13 N2											
FOP=[YR=2008] E6 FGR=[YR=2008] S5 E20 N18 W6 N4 W14 S17\$ N4											
W6 S4\$ N4 E6 N13 E14 S4 E6 N42 W12\$ E12 N8\$.											