

LOT 2-58
IN OR 1972/100
THE HIDEAWAY #2 PB 7/233

KREUTER KRISTINA LYNN
7369 CUMBRIA BLVD
JACKSONVILLE, FL 32219

2024

42-2N-27-4370-0002-0580



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		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	1,470	100	1,470	163,256
FGR	400	55	220	24,432
FOP	20	30	6	667
PTO	200	5	10	1,111
USP	240	30	72	7,996
TOTALS	2,330		1,778	197,462

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	463.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	220.00	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,778	125.2350	118.97	211,529	2009	2009	0	0	6.65	93.35
1 SINGLE FAM - 0% - 0 Heated Area: 1470 HX Base Yr											
86157 SINATRA ST, YULEE											
BLD DATE 05/17/2022 NW LGL DATE 01/27/2020 KKA AG DATE 01/27/2020 KKA											

TOTAL OB/XF											
4,517											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			197,462
TOTAL MARKET OB/XF VALUE			4,517
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			251,979
SOH/AGL Deduction			14,149
ASSESSED VALUE			237,830
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			237,830
TOTAL JUST VALUE			251,979
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21381	CO ISSUED	126,258	09/02/2008
E20920	ELEC OTHER	2,000	06/01/2008
M13910	MECH OTHER	0	06/01/2008
P13236	OTHER	0	05/01/2008
B21381	NEW CONSTR	126,258	05/01/2008
R11243	REPAIR/RRF	2,800	05/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1972/0100	4/03/2015	WD Q	I	I	02
GRANTOR: BROWN RALPH E III & V					
GRANTEE: KREUTER KRISTINA LY					
1609/0048	2/27/2009	WD Q	I	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: BROWN RALPH E III &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W10 USP=[YR=2022] N12 PTO=[YR=2022] N10 W20 S10 E20\$ W20 S12 E20\$ W35 S27 FGR=[YR=2009] S20 E20 N9 FOP=[YR=2009] E4 N5 W4 S5\$ N11 W20\$ E20 S6 E4 S5 E21 N38\$.											