

LOT 5
IN OR 2098/1065
HIDEAWAY PHASE 1A PBK 8/134

TONES FAYE & MICHAEL W
86022 SINATRA ST
YULEE, FL 32097

2024

42-2N-27-4372-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	1,692	186,080
FGR	680	55	374	41,131
FSP	128	40	51	5,608
FUS	1,133	100	1,133	124,603
PTO	392	5	20	2,199

TOTALS	4,025		3,270	359,623
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	863.00	SF	5.20
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
3	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00

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

REVIEW DATE	12/09/2022	BY	NWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,270	118.9192	112.97	369,412	2017	2017	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2018 Heated Area: 2825 HX Base Yr 2018											

86022 SINATRA ST, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0811	CONCRETE B	0	100	0	0	863.00	SF	5.20	5.20	100	2017	2017	3	97	4,353	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	
3	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2022	2022	3	98	8,702	

TOTAL OB/XF										13,649							
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		359,623	
TOTAL MARKET OB/XF VALUE		13,649	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		423,272	
SOH/AGL Deduction		152,702	
ASSESSED VALUE		270,570	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		220,570	
TOTAL JUST VALUE		423,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP162438	CO ISSUED	0	01/23/2017
B1632944	NEW CONSTR	353,059	08/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2098/1065	1/24/2017	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: TONES FAYE & MICHAEL					
2068/0530	8/19/2016	WD U	V	30	
GRANTOR: SEMANIK EQUITY DEVELO					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W21 FSP=[YR=2017] N8 W16 S8 E16\$ W19 S 57 E14 N8 E6 FGR=[YR=2017] S4 E20 N4 E10 N22 W10 S3 W20 S19\$ N19 E20 N10 PTO=[YR=2022] E8 N28 W29 S8 E21 S20\$ N20\$ PTR= E30 FUS=[YR=2017] E22 S12 E14 N4 E4S22 W19 S9 W7 N4 W14 N35\$ W30\$.									