



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	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	1,613	100	1,613	195,176
FGR	418	55	230	27,830
FOP	38	30	11	1,331
FOP	104	30	31	3,751
FST	15	55	8	968
TOTALS	2,188		1,893	229,055

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	0 100	L W	0 0	UNITS	400.00	UT	SF	6.50	ADJ UNIT PRICE	6.50	ORIG COND	100	YEAR ON	2018	YEAR ACTUAL	2018	Q	3	% COND	97	OB/XF MKT VALUE	2,522	NOTES
---	------	------------	---------	-------	-----	-----	-------	--------	----	----	------	----------------	------	-----------	-----	---------	------	-------------	------	---	---	--------	----	-----------------	-------	-------

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
0100	01	1,893	130.1685	123.66	234,088	2018	2018	0	0	0	2.15	97.85																
1 SINGLE FAM - 100% - 2022																												
Heated Area: 1613																												
HX Base Yr 2022																												
86029 SINATRA ST, YULEE																												
<table><tr><td>BLD DATE</td><td>05/17/2022</td><td>NW</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE	05/17/2022	NW	LGL DATE		XF DATE			LAND DATE		INC DATE			AG DATE	
BLD DATE	05/17/2022	NW	LGL DATE																									
XF DATE			LAND DATE																									
INC DATE			AG DATE																									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,055	
TOTAL MARKET OB/XF VALUE		2,522	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		281,577	
SOH/AGL Deduction		41,897	
ASSESSED VALUE		239,680	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		189,680	
TOTAL JUST VALUE		281,577	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002506	CO ISSUED	0	03/09/2018
17008501	NEW CONSTR	206,686	09/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0781	6/23/2021	WD	Q	I	01	295,500
GRANTOR: ADAMS CLIFF E & KALEY						
GRANTEE: PAPPAS MICHAEL & MI						
2184/1529	3/15/2018	WD	Q	I	02	210,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ADAMS CLIFF E & KAL						

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

BUILDING DIMENSIONS		
BAS=[YR=2018] W25 FOP=[YR=2018] N4 W13 S8 E13 N4\$ S4 W13 S36 FGR=[YR=2018] S20 E20 N6 FOP=[YR=2018] E6 N3 W1 N4 W5 S7\$ N17 W6 FST=[YR=2018] W5 S3 E5 N3\$ S3 W14\$ E9 N3 E11 S10 E5 S4 E13 N51\$.		

TOTAL OB/XF													
2,522													
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00