LOT 49
HIDEAWAY PHASE 1A PBK 8/134

STEELE JOHN C & SHERYL K
86041 SINATRA STREET
YULEE, FL 32097

2024

42-2N-27-4372-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

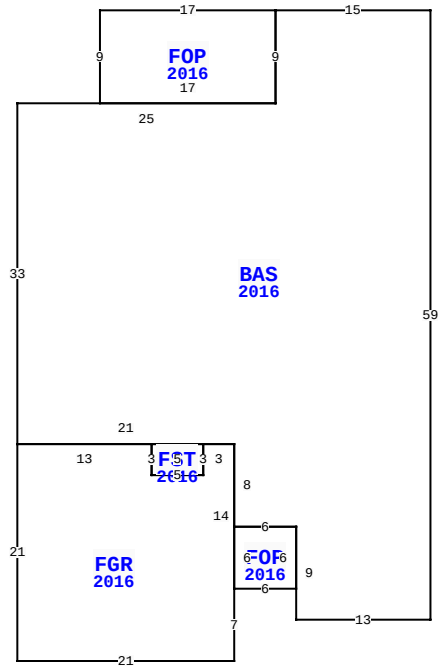
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,724	100	1,724	201,832
FGR	426	55	234	27,395
FOP	36	30	11	1,288
FOP	153	30	46	5,385
FST	15	55	8	937
TOTALS	2,354		2,023	236,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	127.2383	120.88	244,540	2016	2016	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1724 HX Base Yr 2021



86041 SINATRA ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,837
TOTAL MARKET OB/XF VALUE		3,132
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,969
SOH/AGL Deduction		67,523
ASSESSED VALUE		222,446
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		167,446
TOTAL JUST VALUE		289,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632343	CO ISSUED	0	12/06/2016
B1632343	NEW CONSTR	218,025	05/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/1289	6/26/2020	WD	Q	I	01	242,500
GRANTOR: MENDES TAYLOR J						
GRANTEE: STEELE JOHN C & SHE						
2124/1165	5/22/2017	WD	U	I	11	100
GRANTOR: SEMANIK EQUITY DEV'T						
GRANTEE: MENDES TAYLOR J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] W17 S9 E17 N9$ S9 W25 S33
FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E6 N6 W6 S6$ N14 W3
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W13$ E21 S8 E6 S9 E13
N59$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2016	2016	3	96	262	
2	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	2016	2016	3	96	2,870	

LAND DESCRIPTION

TOTAL OB/XF 3,132

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS