LOT 2-53
THE HIDEAWAY #2 PB 7/233

WABST KEITH & EVE H
86152 SINATRA ST
YULEE, FL 32097

2025

42-2N-27-4370-0002-0530

BUILDING CHARACTERISTICS

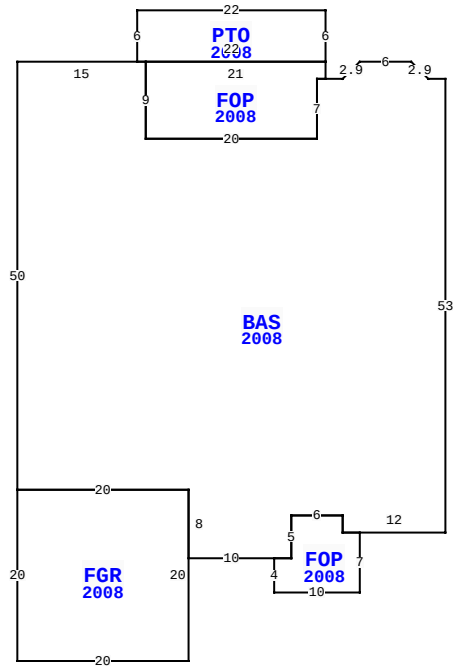
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2008	2,480	290,018
FGR	400	55	2008	220	25,728
FOP	76	30	2008	23	2,689
FOP	182	30	2008	55	6,432
PTO	132	5	2008	7	818
TOTALS	3,270			2,785	325,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,785	126.6288	126.63	352,665	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2022 Heated Area: 2480 HX Base Yr 2022



86152 SINATRA ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,686
TOTAL MARKET OB/XF VALUE		5,236
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		380,922
SOH/AGL Deduction		65,231
ASSESSED VALUE		315,691
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,969
TOTAL JUST VALUE		380,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21597	CO ISSUED	204,336	10/30/2008
E21123	ELEC OTHER	2,000	08/01/2008
M14050	MECH OTHER	0	08/01/2008
B21597	NEW CONSTR	204,336	07/01/2008
R11370	REPAIR/RRF	2,800	07/01/2008
P13328	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1405	2/12/2021	WD	Q	I	01	280,000
GRANTOR: MURDOCK CHRISTOPHER &						
GRANTEE: WABST KEITH & EVE H						
2243/0254	11/28/2018	TD	U	I	19	220,000
GRANTOR: ABBOTT DOREEN TRUSTEE						
GRANTEE: MURDOCK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2008] N2 PTO=[YR=2008] N6 W22 S6 E22$ W21 S9 E20 N7 E1$ W1 S7 W20 N9 W15 S50 FGR=[YR=2008] S20 E20 N20 W20$ E20 S8 E10 FOP=[YR=2008] S4 E10 N7 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E12 N53$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	100	0	0	445.00	SF	6.50	6.50	100	2008	2008	3	88	2,545	
3	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2008	2008	3	88	480	
4	0910	SCRN RM L	0	100	21	4	84.00	SF	15.00	15.00	100	2008	2008	3	31	391	

LAND DESCRIPTION

TOTAL OB/XF 5,236

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS