LOT 2-54
THE HIDEAWAY #2 PB 7/233

KEARNEY J B & CARLA D/KEARNEY RACHEL
86142 SINATRA STREET
YULEE, FL 32097

2025

42-2N-27-4370-0002-0540

BUILDING CHARACTERISTICS

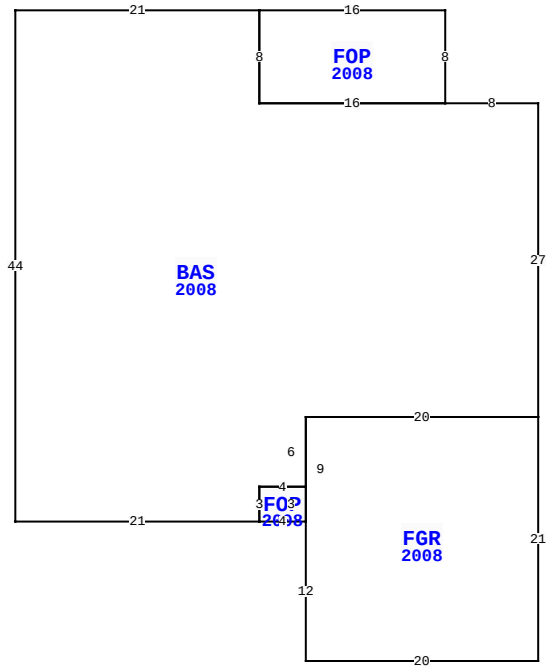
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2008	1,596	182,558
FGR	420	55	2008	231	26,423
FOP	12	30	2008	4	457
FOP	128	30	2008	38	4,347
TOTALS	2,156			1,869	213,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	123.8573	123.86	231,494	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 50% - 2024 Heated Area: 1596 HX Base Yr 2024



86142 SINATRA ST, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE	01/28/2020 KKA	LAND DATE	01/28/2020 KKA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,785
TOTAL MARKET OB/XF VALUE		3,072
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		266,857
SOH/AGL Deduction		1,051
ASSESSED VALUE		265,806
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		215,084
TOTAL JUST VALUE		266,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21384	CO ISSUED	143,022	09/02/2008
E20921	ELEC OTHER	2,000	06/01/2008
M13911	MECH OTHER	0	06/01/2008
P13235	OTHER	0	05/01/2008
B21384	NEW CONSTR	143,022	05/01/2008
R11246	REPAIR/RRF	2,800	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1387	11/11/2023	WD	Q	I	01	325,000
GRANTOR: PENNEY SHAWN STEVEN &						
GRANTEE: KEARNEY J B & CARLA						
2363/1988	5/27/2020	WD	Q	I	01	209,000
GRANTOR: KAUFFMAN ALICE ALLEN						
GRANTEE: PENNEY SHAWN STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 FOP=[YR=2008] N8 W16 S8 E16$ W16 N8 W21 S44 E21 FOP=[YR=2008] E4 FGR=[YR=2008] S12 E20 N21 W20 S9$ N3 W4 S3$ N3 E4 N6 E20 N27$.

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	50	0	0	457.00	SF	6.50	6.50	100	2008	2008	3	88	2,614	
2	0810	CONCRETE A	0	50	20	4	80.00	SF	6.50	6.50	100	2008	2008	3	88	458	

LAND DESCRIPTION

TOTAL OB/XF 3,072

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	50	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 01/28/2020 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS