LOT 2-56
IN OR 1607/209
THE HIDEAWAY #2 PB 7/233

HERRING DALE R
86133 SINATRA STREET
YULEE, FL 32097

2025

42-2N-27-4370-0002-0560

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

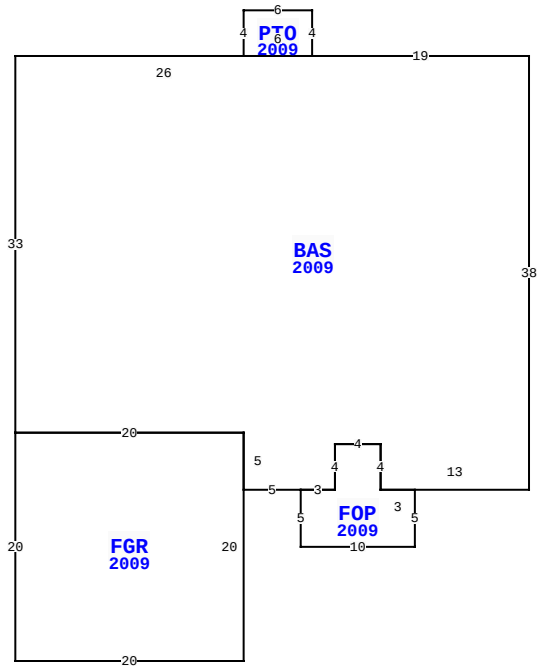
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	2009	1,594	183,642
FGR	400	55	2009	220	25,346
FOP	66	30	2009	20	2,305
PTO	24	5	2009	1	115
TOTALS	2,084			1,835	211,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,835	124.0850	124.08	227,687	2009	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2010 Heated Area: 1594 HX Base Yr 2010



86133 SINATRA ST, YULEE

BLD DATE	05/17/2022	NW	LGL DATE
XF DATE	01/27/2020	KKA	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,407
TOTAL MARKET OB/XF VALUE		3,107
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		264,514
SOH/AGL Deduction		125,621
ASSESSED VALUE		138,893
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,171
TOTAL JUST VALUE		264,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21959	CO ISSUED	0	02/02/2009
E21397	NEW CONSTR	2,000	11/01/2008
M14248	H/AC	0	11/01/2008
P13523	NEW CONSTR	0	10/01/2008
R11574	REPAIR/RRF	2,800	10/01/2008
B21959	NEW CONSTR	150,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1607/0209	2/20/2009	WD	Q	I	01	169,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HERRING DALE R						
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N4 W6 S4 E6$ W26 S33
FGR=[YR=2009] S20 E20 N20 W20$ E20 S5 E5 FOP=[YR=2009] S5
E10 N5 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E13 N38$.

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	0	0	462.00	SF	6.50	6.50	100	2009	2009	3	89	2,673	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2009	2009	3	89	434	

LAND DESCRIPTION

TOTAL OB/XF 3,107

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 01/27/2020 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS