

LOT 2-60
IN OR 1830/1372
THE HIDEAWAY #2 PB 7/233

HIGGINBOTHAM CORA LEE
86179 SINATRA ST
YULEE, FL 32097

2025

42-2N-27-4370-0002-0600



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																												
Exterior Wall	30	VINYL 70	0100	01	1,973	123.4065	123.41	243,488	2012	2012	0	0	0	5.65	94.35	VALUATION BY STANDARD																												
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2013														Heated Area: 1694														HX Base Yr 2013													
Roof Structure	03	GABLE/HIP 100															VALUATION SUMMARY																											
Roof Cover	03	COMP SHNGL 100															Tax Group: 4														Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE														229,731													
Interior Floo	14	CARPET 80															TOTAL MARKET OB/XF VALUE														6,648													
Interior Floo	11	CLAY TILE 20															TOTAL LAND VALUE - MARKET														50,000													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														286,379													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														129,013													
Bedrooms	3	100															ASSESSED VALUE														157,366													
Bathrooms	2	100															TOTAL EXEMPTION VALUE														HX HB WX 55,722													
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE														101,644													
Stories	1.	1. 100	TOTAL JUST VALUE														286,379																											
Units	0	100	NCON VALUE														0																											
Occupancy	00	NONE 100	INCOME VALUE														PREVIOUS YEAR MKT VALUE														276,118													
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	1,694	100	2012	1,694	197,245																																							
FGR	379	55	2012	208	24,219																																							
FOP	42	30	2012	13	1,513																																							
FSP	117	40	2012	47	5,472																																							
FST	20	55	2012	11	1,281																																							
TOTALS			2,252		1,973	229,731																																						
EXTRA FEATURES						86179 SINATRA ST, YULEE														BLD DATE 05/17/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE																								
L N	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	472.00	SF	6.50	6.50	100	2012	2012	3	92	2,823																												
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2012	2012	3	92	144																												
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2022	2022	3	98	3,387																												
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294																												
LAND DESCRIPTION																		TOTAL OB/XF 6,648																										
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	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 12/08/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																																												