

LOT 2
IN OR 2071/1264
HIDEAWAY PHASE 1A PBK 8/134

SMITH THOMAS M & CHARLOTTE J
86058 SINATRA ST
YULEE, FL 32097

2025

42-2N-27-4372-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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		

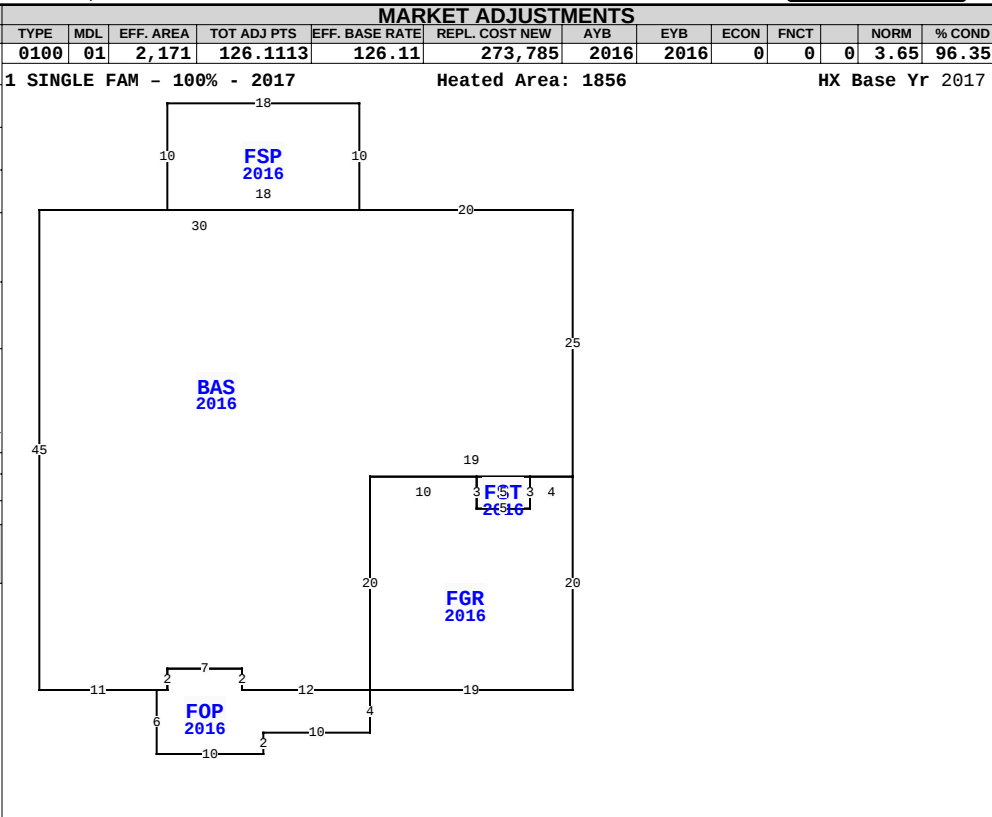
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2016	1,856	225,517
FGR	365	55	2016	201	24,423
FOP	114	30	2016	34	4,131
FSP	180	40	2016	72	8,749
FST	15	55	2016	8	972

TOTALS	2,530			2,171	263,792
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50
2	0811	CONCRETE B	0 100	0	0	575.00	SF	5.20	5.20
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00
4	0462	ST/AL FNC	0 100	156	0	624.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

REVIEW DATE	12/09/2022	BY	NWA
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BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,792	
TOTAL MARKET OB/XF VALUE		8,346	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		322,138	
SOH/AGL Deduction		111,969	
ASSESSED VALUE		210,169	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		159,447	
TOTAL JUST VALUE		322,138	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,483	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631988	NEW CONSTR	233,483	03/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2071/1264	9/09/2016	WD Q	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: SMITH THOMAS M & CH					225,000

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2016] W20 FSP=[YR=2016] N10 W18 S10 E18\$ W30 S45 E11 FOP=[YR=2016] S6 E10 N2 E10 N4 FGR=[YR=2016] E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W10 S20\$ W12 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 N20 E19 N25\$.					

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