LOT 3
IN OR 2145/193
HIDEAWAY PHASE 1A PBK 8/134

GILBERT ROBERT N & CAROL A
86046 SINATRA STREET
YULEE, FL 32097

2025

42-2N-27-4372-0003-0000

BUILDING CHARACTERISTICS

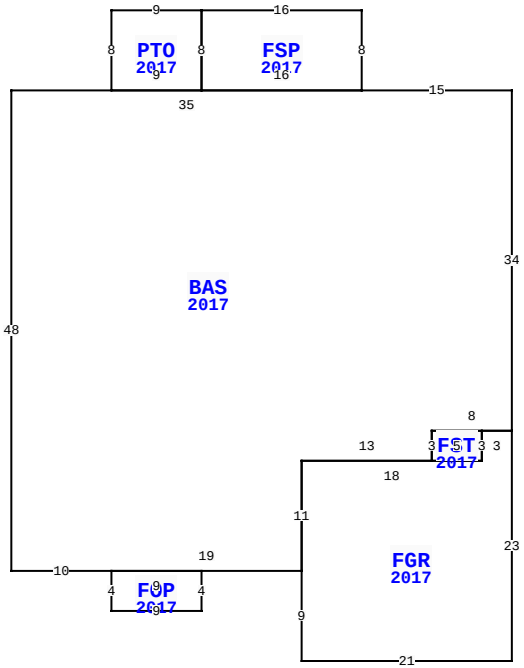
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,145	100	2017	2,145	254,340
FGR	429	55	2017	236	27,983
FOP	36	30	2017	11	1,305
FSP	128	40	2017	51	6,047
FST	15	55	2017	8	948
PTO	72	5	2017	4	475
TOTALS	2,825			2,455	291,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,455	122.4336	122.43	300,566	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2018 Heated Area: 2145 HX Base Yr 2018



86046 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		291,098
TOTAL MARKET OB/XF VALUE		7,637
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		348,735
SOH/AGL Deduction		116,528
ASSESSED VALUE		232,207
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,485
TOTAL JUST VALUE		348,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007374	CO ISSUED	0	08/15/2017
17001103	NEW CONSTR	268,456	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/0193	9/17/2017	WD	Q	I	02	237,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: GILBERT ROBERT N &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FSP=[YR=2017] N8 W16 PTO=[YR=2017] W9 S8 E9 N8$ S8 E16$ W35 S48 E10 FOP=[YR=2017] S4 E9 N4 W9$ E19 FGR=[YR=2017] S9 E21 N23 W3 FST=[YR=2017] W5 S3 E5 N3$ S3 W18 S11$ N11 E13 N3 E8 N34$.

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	0811	CONCRETE B	0	100	0	0	590.00	SF	5.20	5.20	100	2017	2017	3	96	2,945	
2	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2022	2022	3	95	4,104	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 7,637

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS