LOT 5
IN OR 2098/1065
HIDEAWAY PHASE 1A PBK 8/134

TONES FAYE & MICHAEL W
86022 SINATRA ST
YULEE, FL 32097

2025

42-2N-27-4372-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

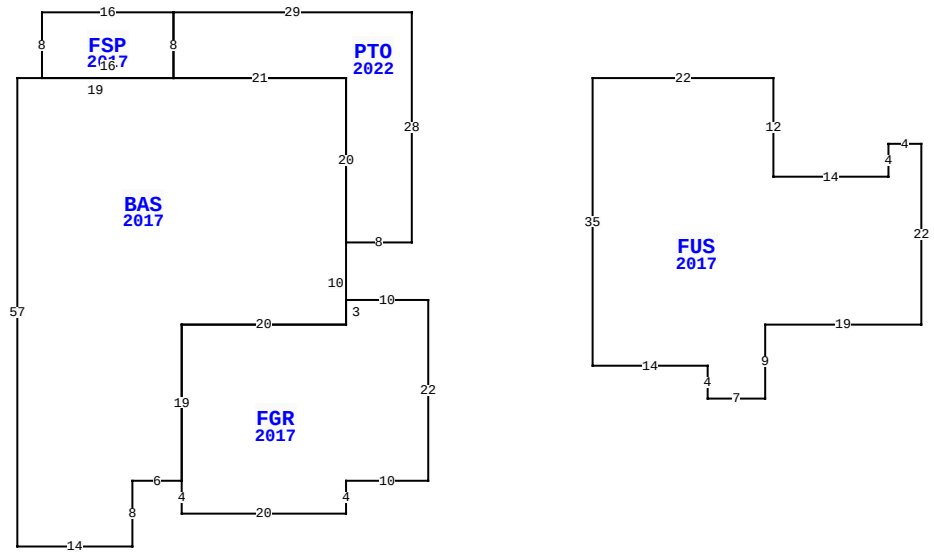
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,692	100	2017	1,692	194,875
FGR	680	55	2017	374	43,075
FSP	128	40	2017	51	5,874
FUS	1,133	100	2017	1,133	130,492
PTO	392	5	2022	20	2,303
TOTALS	4,025			3,270	376,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,270	118.9192	118.92	388,868	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2018 Heated Area: 2825 HX Base Yr 2018



86022 SINATRA ST, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,619
TOTAL MARKET OB/XF VALUE		13,332
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		439,951
SOH/AGL Deduction		161,534
ASSESSED VALUE		278,417
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,695
TOTAL JUST VALUE		439,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP162438	CO ISSUED	0	01/23/2017
B1632944	NEW CONSTR	353,059	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/1065	1/24/2017	WD	Q	I	01	275,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TONES FAYE & MICHAE						
2068/0530	8/19/2016	WD	U	V	30	30,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W21 FSP=[YR=2017] N8 W16 S8 E16$ W19 S 57 E14 N8 E6 FGR=[YR=2017] S4 E20 N4 E10 N22 W10 S3 W20 S19$ N19 E20 N10 PTO=[YR=2022] E8 N28 W29 S8 E21 S20$ N20$ PTR= E30 FUS=[YR=2017] E22 S12 E14 N4 E4S22 W19 S9 W7 N4 W14 N35$ W30$.

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	863.00	SF	5.20	5.20	100	2017	2017	3	96	4,308	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
3	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2022	2022	3	95	8,436	

LAND DESCRIPTION

TOTAL OB/XF 13,332

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