LOT 47
HIDEAWAY PHASE 1A PBK 8/134

LIKES BRETT A & MARISSA
86017 SINATRA STREET
YULEE, FL 32097

2025

42-2N-27-4372-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

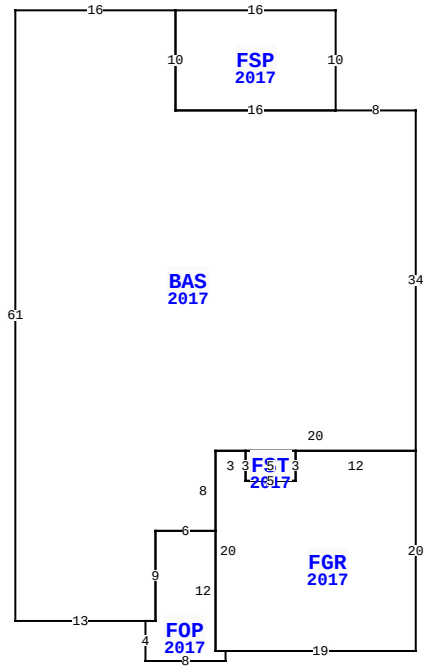
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,806	100	2017	1,806	220,581
FGR	385	55	2017	212	25,893
FOP	83	30	2017	25	3,054
FSP	160	40	2017	64	7,817
FST	15	55	2017	8	977
TOTALS	2,449			2,115	258,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	126.1113	126.11	266,723	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 0% - 0 Heated Area: 1806 HX Base Yr



86017 SINATRA ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,321
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	311,366
SOH/AGL Deduction	5,136
ASSESSED VALUE	306,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,230
TOTAL JUST VALUE	311,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003022	CO ISSUED	0	04/07/2017
B1632399	NEW CONSTR	226,229	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2353/1364	4/13/2020	WD	Q	I	01	249,900
GRANTOR: CHANAVIER CRAIG P & T						
GRANTEE: LIKES BRETT A & MAR						
2124/1018	5/31/2017	WD	Q	I	01	230,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHANAVIER CRAIG P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W8 W16 N10 W16 S61 E13 E1 N9 E6 N8 E20 N34 $
FGR=[YR=2017;ORIG=-19,54] E19 N20 W12 S3 W5 N3 W3 S20 E1 $
FSP=[YR=2017;ORIG=-8,0] N10 W16 S10 E16 $
FOP=[YR=2017;ORIG=-27,51] S4 E8 N1 W1 N12 W6 S9 W1 $
FST=[YR=2017;ORIG=-12,34] W5 S3 E5 N3 $
.

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	0	0	0	488.00	SF	6.50	6.50	100	2017	2017	3	96	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS