LOT 48
HIDEAWAY PHASE 1A PBK 8/134

PAPPAS MICHAEL & MICHELLE L
86029 SINATRA ST
YULEE, FL 32097

2025

42-2N-27-4372-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

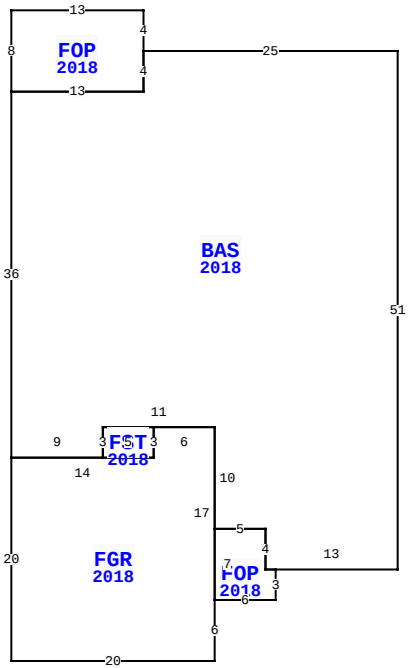
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,613	100	2018	1,613	204,400
FGR	418	55	2018	230	29,146
FOP	38	30	2018	11	1,394
FOP	104	30	2018	31	3,928
FST	15	55	2018	8	1,013
TOTALS	2,188			1,893	239,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	130.1685	130.17	246,412	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1613 HX Base Yr 2022



86029 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		239,882
TOTAL MARKET OB/XF VALUE		2,522
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		292,404
SOH/AGL Deduction		45,773
ASSESSED VALUE		246,631
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,909
TOTAL JUST VALUE		292,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002506	CO ISSUED	0	03/09/2018
17008501	NEW CONSTR	206,686	09/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0781	6/23/2021	WD	Q	I	01	295,500
GRANTOR: ADAMS CLIFF E & KALEY						
GRANTEE: PAPPAS MICHAEL & MI						
2184/1529	3/15/2018	WD	Q	I	02	210,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ADAMS CLIFF E & KAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] N4 W13 S8 E13 N4$ S4 W13 S36 FGR=[YR=2018] S20 E20 N6 FOP=[YR=2018] E6 N3 W1 N4 W5 S7$ N17 W6 FST=[YR=2018] W5 S3 E5 N3$ S3 W14$ E9 N3 E11 S10 E5 S4 E13 N51$.

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	100	0	0	400.00	SF	6.50	6.50	100	2018	2018	3	97	2,522	

LAND DESCRIPTION

TOTAL OB/XF 2,522

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 04/23/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS