LOT 50
HIDEAWAY PHASE 1A PBK 8/134

PHILLIPS JAMES & MAISIE M
86053 SINATRA ST
YULEE, FL 32097

2025

42-2N-27-4372-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

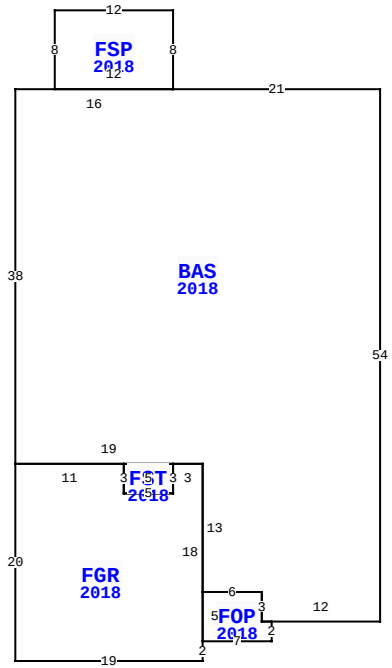
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,676	100	2018	1,676	217,164
FGR	365	55	2018	201	26,044
FOP	32	30	2018	10	1,296
FSP	96	40	2018	38	4,924
FST	15	55	2018	8	1,037
TOTALS	2,184			1,933	250,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	133.0987	133.10	257,282	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2023 Heated Area: 1676 HX Base Yr 2023



86053 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		250,464
TOTAL MARKET OB/XF VALUE		3,279
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		303,743
SOH/AGL Deduction		15,725
ASSESSED VALUE		288,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,296
TOTAL JUST VALUE		303,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005049	CO ISSUED	0	05/18/2018
17011218	NEW CONSTR	217,329	12/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/0029	9/13/2021	WD	Q	I	01	310,000
GRANTOR: HARRIS ANTHONY & KELS						
GRANTEE: PHILLIPS JAMES & MA						
2205/0865	6/15/2018	WD	Q	I	02	219,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARRIS ANTHONY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W21 FSP=[YR=2018] N8 W12 S8 E12$ W16 S38
FGR=[YR=2018] S20 E19 N2 FOP=[YR=2018] E7 N2 W1 N3 W6 S5$
N18 W3 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W11$ E19 S13 E6
S3 E12 N54$.

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	520.00	SF	6.50	6.50	100	2018	2018	3	97	3,279	

LAND DESCRIPTION

TOTAL OB/XF 3,279

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