LOT 2-57
IN OR 1837/260
THE HIDEAWAY #2 PB 7/233

ROYCE FRANK D & ELIZABETH W
86145 SINATRA ST
YULEE, FL 32097

2026

42-2N-27-4370-0002-0570

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

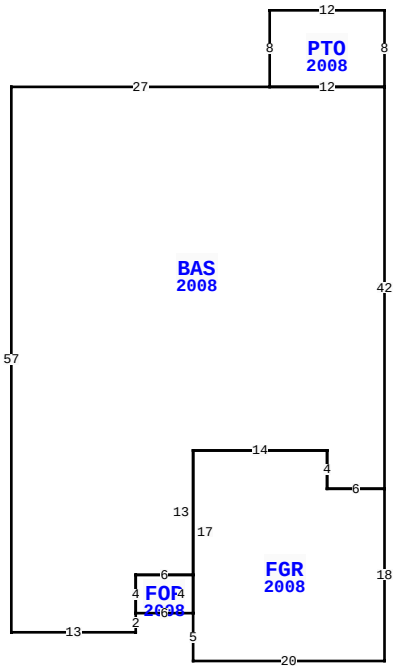
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,831	100	2008	1,831	194,245
FGR	416	55	2008	229	24,294
FOP	24	30	2008	7	743
PTO	96	5	2008	5	531
TOTALS	2,367			2,072	219,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,072	110.0001	115.50	239,316	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2016 Heated Area: 1831 HX Base Yr 2016



86145 SINATRA ST, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,812
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		276,612
SOH/AGL Deduction		95,185
ASSESSED VALUE		181,427
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,016
TOTAL JUST VALUE		276,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20038	ELEC OTHER	2,000	09/01/2007
M13283	MECH OTHER	0	09/01/2007
P12656	OTHER	0	08/01/2007
C20314	CO ISSUED	0	07/01/2007
B20314	NEW CONSTR	150,942	07/01/2007
R10594	REPAIR/RRF	2,800	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1837/0260	1/25/2013	WD	Q	I	01	140,000
GRANTOR: BRANDON MICHAEL R & M						
GRANTEE: ROYCE FRANK D & ELI						
1565/1915	5/12/2008	WD	Q	I		175,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRANDON MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W12 S8 BAS=[YR=2008] W27 S57 E13 N2
FOP=[YR=2008] E6 FGR=[YR=2008] S5 E20 N18 W6 N4 W14 S17$ N4 W6 S4$ N4 E6 N13 E14 S4 E6 N42 W12$ E12 N8$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

TOTAL OB/XF 1,800

LAND DESCRIPTION

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS