LOT 2-58
IN OR 1972/100
THE HIDEAWAY #2 PB 7/233

KREUTER KRISTINA LYNN
7369 CUMBRIA BLVD
JACKSONVILLE, FL 32219

2026

42-2N-27-4370-0002-0580

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

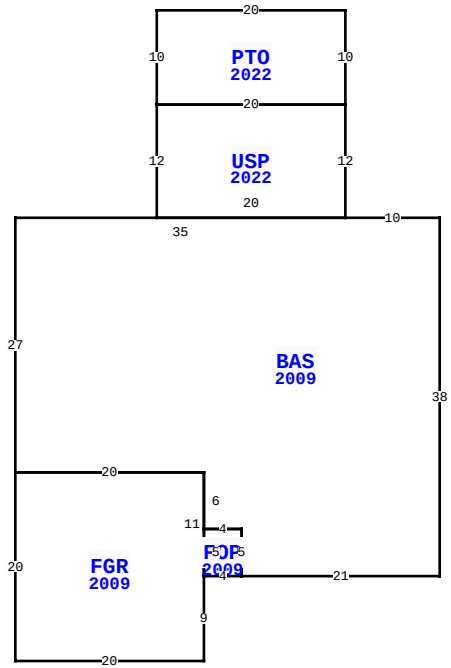
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	2009	1,470	162,987
FGR	400	55	2009	220	24,392
FOP	20	30	2009	6	665
PTO	200	5	2022	10	1,109
USP	240	30	2022	72	7,983
TOTALS	2,330			1,778	197,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,778	114.3450	120.06	213,467	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 0% - 0 Heated Area: 1470 HX Base Yr



86157 SINATRA ST, YULEE

BLD DATE	05/17/2022	NW	LGL DATE		
XF DATE	01/27/2020	KKA	LAND DATE	03/27/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	197,137
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	252,137
SOH/AGL Deduction	0
ASSESSED VALUE	252,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,137
TOTAL JUST VALUE	252,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21381	CO ISSUED	126,258	09/02/2008
E20920	ELEC OTHER	2,000	06/01/2008
M13910	MECH OTHER	0	06/01/2008
P13236	OTHER	0	05/01/2008
B21381	NEW CONSTR	126,258	05/01/2008
R11243	REPAIR/RRF	2,800	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1972/0100	4/03/2015	WD	Q	I	02	135,000
GRANTOR: BROWN RALPH E III & V						
GRANTEE: KREUTER KRISTINA LY						
1609/0048	2/27/2009	WD	Q	I	01	155,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BROWN RALPH E III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 USP=[YR=2022] N12 PTO=[YR=2022] N10 W20 S10 E20$ W20 S12 E20$ W35 S27 FGR=[YR=2009] S20 E20 N9 FOP=[YR=2009] E4 N5 W4 S5$ N11 W20$ E20 S6 E4 S5 E21 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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