LOT 2-59
THE HIDEAWAY #2 PB 7/233

DUGGER JAMES R JR
86167 SINATRA STREET
YULEE, FL 32097

2026

42-2N-27-4370-0002-0590

BUILDING CHARACTERISTICS

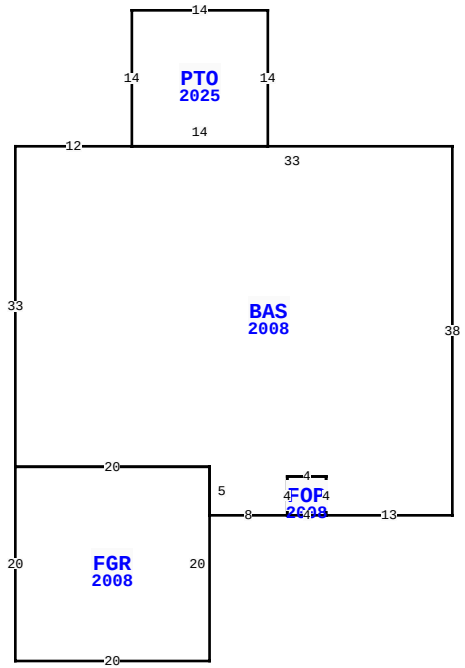
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,594	100	2008	1,594	174,168
FGR	400	55	2008	220	24,038
FOP	16	30	2008	5	547
PTO	196	5	2025	10	1,093
TOTALS	2,206			1,829	199,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	113.2950	118.96	217,578	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2010 Heated Area: 1594 HX Base Yr 2010



86167 SINATRA ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,845
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		254,845
SOH/AGL Deduction		113,703
ASSESSED VALUE		141,142
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,731
TOTAL JUST VALUE		254,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21351	CO ISSUED	134,112	09/04/2008
M13876	MECH OTHER	0	06/01/2008
P13193	OTHER	0	05/01/2008
E20854	ELEC OTHER	2,000	05/01/2008
B21351	NEW CONSTR	134,112	04/01/2008
R11216	REPAIR/RRF	2,800	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2808/1780	7/30/2025	QC	U	I	11	100
GRANTOR: DUGGER LINDA						
GRANTEE: DUGGER JAMES R JR						
1610/0255	3/06/2009	WD	Q	I	01	165,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DUGGER JAMES R JR &						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W33 W12 S33 E20 S5 E8 N4 E4 S4 E13 N38 $
FGR=[YR=2008;ORIG=-45,33] S20 E20 N20 W20 $
FOP=[YR=2008;ORIG=-17,38] E4 N4 W4 S4 $
PTO=[YR=2025;ORIG=-33,0] E14 N14 W14 S14 $
.

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	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