LOT 2-60
IN OR 1830/1372
THE HIDEAWAY #2 PB 7/233

HIGGINBOTHAM CORA LEE
86179 SINATRA ST
YULEE, FL 32097

2026

42-2N-27-4370-0002-0600

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

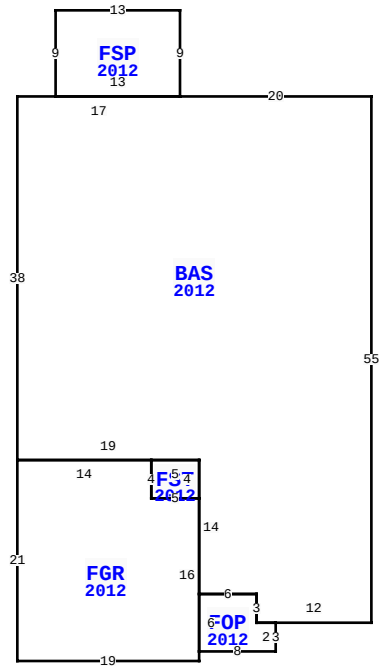
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,694	100	2012	1,694	188,091
FGR	379	55	2012	208	23,095
FOP	42	30	2012	13	1,443
FSP	117	40	2012	47	5,219
FST	20	55	2012	11	1,221
TOTALS	2,252			1,973	219,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	112.6755	118.31	233,426	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2013 Heated Area: 1694 HX Base Yr 2013



86179 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		219,070
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,070
SOH/AGL Deduction		112,455
ASSESSED VALUE		161,615
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		105,204
TOTAL JUST VALUE		274,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25991	CO ISSUED	0	08/15/2012
M17281	H/AC	0	06/01/2012
E25021	NEW CONSTR	0	05/01/2012
E25086	NEW CONSTR	0	05/01/2012
P15928	NEW CONSTR	0	05/01/2012
B25991	NEW CONSTR	192,140	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1830/1372	12/13/2012	WD	Q	I	02	156,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HIGGINBOTHAM ROBERT						
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 FSP=[YR=2012] N9 W13 S9 E13$ W17 S38
FGR=[YR=2012] S21 E19 N1 FOP=[YR=2012] E8 N3 W2 N3 W6 S6$
N16 FST=[YR=2012] N4 W5 S4 E5$ W5 N4 W14$ E19 S14 E6 S3 E12
N55$.

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	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