



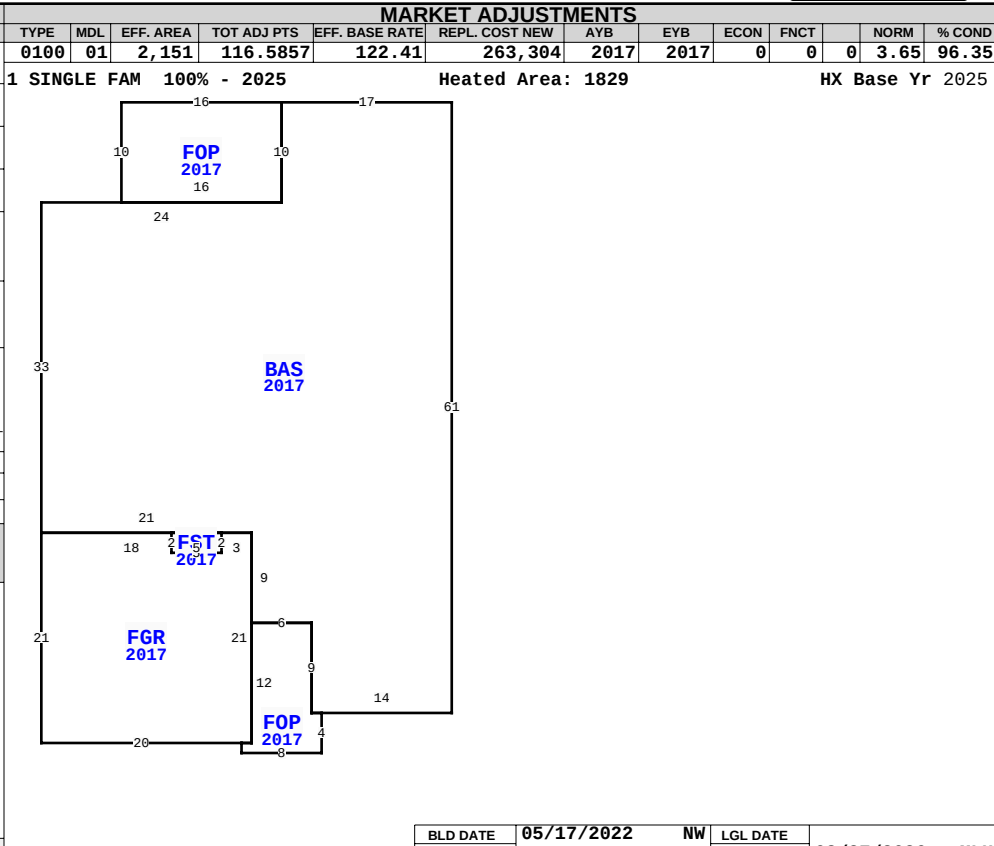
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating 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	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	1,829	100	2017	1,829	215,716
FGR	441	55	2017	243	28,660
FOP	83	30	2017	25	2,948
FOP	160	30	2017	48	5,662
FST	10	55	2017	6	707
TOTALS	2,523			2,151	253,693

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
3	0911	SCRN RM A	0 100	0	0	880.00	SF	18.00	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00



86070 SINATRA ST, YULEE	BLD DATE 05/17/2022	NW	LGL DATE	03/27/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
59,222	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
59,222	55,000.00	55,000.00	55,000						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		253,693	
TOTAL MARKET OB/XF VALUE		59,222	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		367,915	
SOH/AGL Deduction		0	
ASSESSED VALUE		367,915	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		316,504	
TOTAL JUST VALUE		367,915	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,480	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002498	CO ISSUED	0	03/27/2017
17002721	SWIM POOL	0	01/01/2017
B1633467	NEW CONSTR	226,229	11/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2699/886	3/07/2024	WD	Q	I	02
GRANTOR: CARR STEPHEN J & KATH					SALE PRICE 450,000
GRANTEE: NURCZYK FAMILY TRUS					
2112/0311	4/04/2017	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					224,500
GRANTEE: CARR STEPHEN J & KA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FOP=[YR=2017] W16 S10 E16 N10\$ S10 W24 S33 FGR=[YR=2017] S21 E20 FOP=[YR=2017] S1 E8 N4 W1 N9 W6 S12 W1\$ E1 N21 W3 FST=[YR=2017] S2 W5 N2 E5\$ W18\$ E21 S9 E6 S9 E14 N61\$.									