LOT 2
IN OR 2071/1264
HIDEAWAY PHASE 1A PBK 8/134

SMITH THOMAS M & CHARLOTTE J
86058 SINATRA ST
YULEE, FL 32097

2026

42-2N-27-4372-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

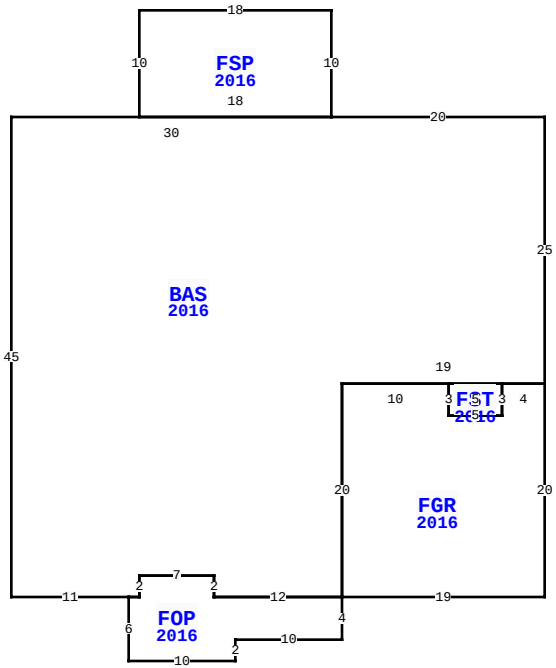
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,856	100	2016	1,856	215,078
FGR	365	55	2016	201	23,293
FOP	114	30	2016	34	3,940
FSP	180	40	2016	72	8,344
FST	15	55	2016	8	927
TOTALS	2,530			2,171	251,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	115.1451	120.90	262,474	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2017 Heated Area: 1856 HX Base Yr 2017



86058 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		251,581
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		306,581
SOH/AGL Deduction		90,737
ASSESSED VALUE		215,844
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,433
TOTAL JUST VALUE		306,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631988	NEW CONSTR	233,483	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/1264	9/09/2016	WD	Q	I	01	225,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SMITH THOMAS M & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 FSP=[YR=2016] N10 W18 S10 E18$ W30 S45 E11 FOP=[YR=2016] S6 E10 N2 E10 N4 FGR=[YR=2016] E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2 W1$ E1 N2 E7 S2 E12 N20 E19 N25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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