LOT 4
HIDEAWAY PHASE 1A PBK 8/134

**CHANAVIER CRAIG P & THERESA A**
86034 SINATRA ST
YULEE, FL 32097

**2026**

**42-2N-27-4372-0004-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |

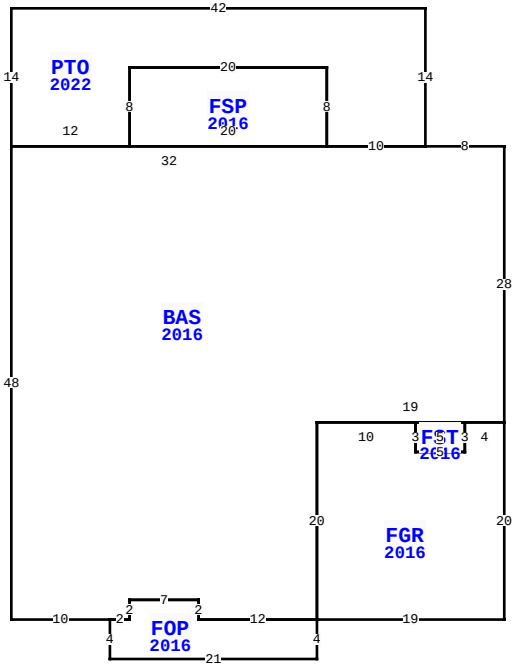
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4071.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,006 | 100 | 2016 | 2,006 | 236,156 |
| FGR | 365 | 55 | 2016 | 201 | 23,663 |
| FOP | 98 | 30 | 2016 | 29 | 3,414 |
| FSP | 160 | 40 | 2016 | 64 | 7,534 |
| FST | 15 | 55 | 2016 | 8 | 942 |
| PTO | 428 | 5 | 2022 | 21 | 2,472 |
| TOTALS | 3,072 | | | 2,329 | 274,181 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,329 | 116.7915 | 122.63 | 285,605 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 2006 HX Base Yr 2021




86034 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 — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 274,181 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 329,181 |
| SOH/AGL Deduction | | 62,172 |
| ASSESSED VALUE | | 267,009 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 215,598 |
| TOTAL JUST VALUE | | 329,181 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 345,891 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1631949 | CO ISSUED | 0 | 07/22/2016 |
| B1631949 | NEW CONSTR | 249,532 | 03/01/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2335/0347 | 1/24/2020 | WD | Q | I | 01 | 260,000 |
| GRANTOR: MARTIN GARLAND L & TA | | | | | | |
| GRANTEE: CHANAVIER CRAIG P & | | | | | | |
| 2080/1774 | 10/25/2016 | WD | Q | I | 01 | 244,300 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: MARTIN GARLAND L & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2016] W8 PTO=[YR=2022] N14 W42 S14 E12 N8 E20 S8 E10$ W10 FSP=[YR=2016] N8 W20 S8E20$ W32 S48 E10 FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3W10 S20$ W12 N2 W7 S2 W2$ E2 N2 E7 S2 E12 N20 E19 N28$.

### 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 | 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