LOT 49
HIDEAWAY PHASE 1A PBK 8/134

STEELE JOHN C & SHERYL K
86041 SINATRA STREET
YULEE, FL 32097

2026

42-2N-27-4372-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

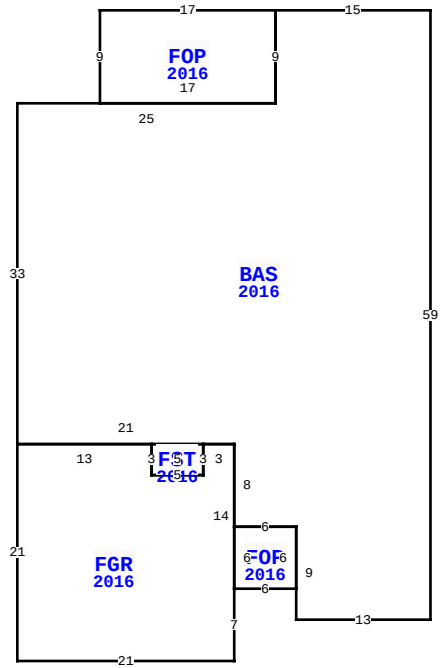
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,724	100	2016	1,724	201,567
FGR	426	55	2016	234	27,358
FOP	36	30	2016	11	1,286
FOP	153	30	2016	46	5,378
FST	15	55	2016	8	935
TOTALS	2,354			2,023	236,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	116.1741	121.98	246,766	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2021 Heated Area: 1724 HX Base Yr 2021



86041 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		236,525
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		291,525
SOH/AGL Deduction		56,448
ASSESSED VALUE		235,077
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		178,666
TOTAL JUST VALUE		291,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632343	CO ISSUED	0	12/06/2016
B1632343	NEW CONSTR	218,025	05/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/1289	6/26/2020	WD	Q	I	01	242,500
GRANTOR: MENDES TAYLOR J						
GRANTEE: STEELE JOHN C & SHE						
2124/1165	5/22/2017	WD	U	I	11	100
GRANTOR: SEMANIK EQUITY DEV'T						
GRANTEE: MENDES TAYLOR J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] W17 S9 E17 N9$ S9 W25 S33
FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E6 N6 W6 S6$ N14 W3
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W13$ E21 S8 E6 S9 E13
N59$.

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