LOT 50
HIDEAWAY PHASE 1A PBK 8/134

PHILLIPS JAMES & MAISIE M
86053 SINATRA ST
YULEE, FL 32097

2026

42-2N-27-4372-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

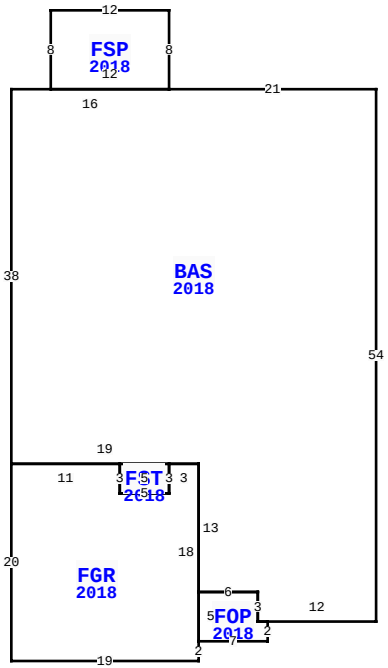
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,676	100	2018	1,676	207,121
FGR	365	55	2018	201	24,840
FOP	32	30	2018	10	1,236
FSP	96	40	2018	38	4,696
FST	15	55	2018	8	989
TOTALS	2,184			1,933	238,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	121.5249	127.60	246,651	2018	2018	0	0	0	3.15	96.85

1 SINGLE FAM 100% - 2023 Heated Area: 1676 HX Base Yr 2023



86053 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		238,881
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		293,881
SOH/AGL Deduction		0
ASSESSED VALUE		293,881
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,470
TOTAL JUST VALUE		293,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005049	CO ISSUED	0	05/18/2018
17011218	NEW CONSTR	217,329	12/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/0029	9/13/2021	WD	Q	I	01	310,000
GRANTOR: HARRIS ANTHONY & KELS						
GRANTEE: PHILLIPS JAMES & MA						
2205/0865	6/15/2018	WD	Q	I	02	219,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARRIS ANTHONY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W21 FSP=[YR=2018] N8 W12 S8 E12$ W16 S38 FGR=[YR=2018] S20 E19 N2 FOP=[YR=2018] E7 N2 W1 N3 W6 S5$ N18 W3 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W11$ E19 S13 E6 S3 E12 N54$.

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