LOT 51
HIDEAWAY PHASE 1A PBK 8/134

BIRMINGHAM RICHARD E & AUDREY E
86065 SINATRA ST
YULEE, FL 32097

2026

42-2N-27-4372-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

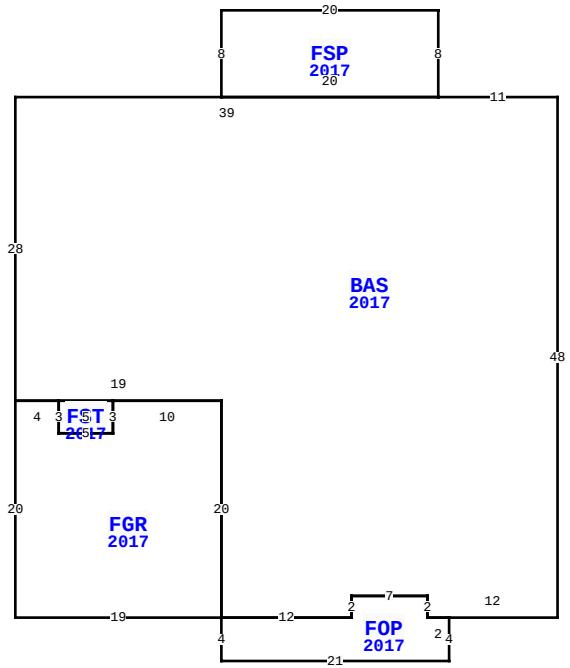
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2017	2,006	241,359
FGR	365	55	2017	201	24,184
FOP	98	30	2017	29	3,489
FSP	160	40	2017	64	7,701
FST	15	55	2017	8	962
TOTALS	2,644			2,308	277,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	118.1292	124.04	286,284	2018	2018	0	0	0	3.00	97.00

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



86065 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		277,695
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		332,695
SOH/AGL Deduction		61,128
ASSESSED VALUE		271,567
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,156
TOTAL JUST VALUE		332,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000663	CO ISSUED	0	01/22/2018
17006591	NEW CONSTR	252,182	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0272	8/27/2020	WD	Q	I	01	269,000
GRANTOR: GONZALEZ WERNER ISMAE						
GRANTEE: BIRMINGHAM RICHARD						
2172/1510	1/24/2018	WD	Q	I	01	249,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GONZALEZ WERNER I R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FSP=[YR=2017] N8 W20 S8 E20$ W39 S28
FGR=[YR=2017] S20 E19 FOP=[YR=2017] S4 E21 N4 W2 N2 W7 S2
W12$ N20 W10 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20
E12 N2 E7 S2 E12 N48$.

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