LOT 92
IN OR 2166/23
THE HIDEAWAY #2 PB 7/233

PIAVIS PAUL & BETHANY
CMR 480 BOX 1560
APO, AE 09128

2023

42-2N-27-4370-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

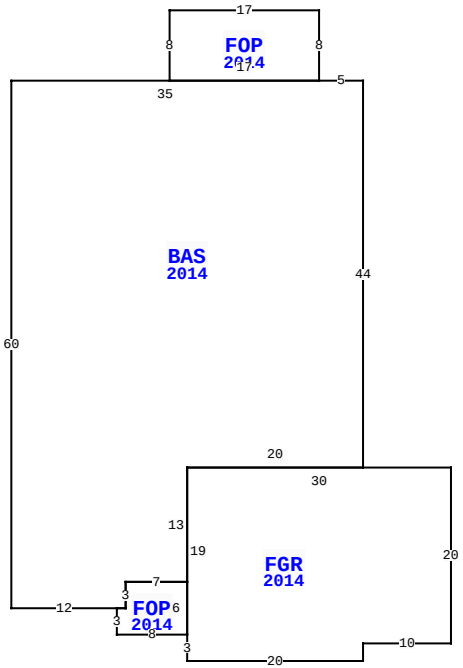
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2,059	212,463
FGR	640	55	352	36,322
FOP	45	30	14	1,445
FOP	136	30	41	4,231
TOTALS	2,880		2,466	254,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,466	118.4832	106.93	263,689	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 2059 HX Base Yr



86055 FORTUNE DR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,460
TOTAL MARKET OB/XF VALUE	4,071
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	308,531
SOH/AGL Deduction	25,778
ASSESSED VALUE	282,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,753
TOTAL JUST VALUE	308,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428592	CO ISSUED	0	09/10/2014
B1428592	NEW CONSTR	260,187	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/0023	12/20/2017	WD	Q	I	01	235,000
GRANTOR: BENROTH RYAN W & ELIZ						
GRANTEE: PIAVIS PAUL HAWTHOR						
1955/0078	12/18/2014	WD	Q	I	01	200,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BENROTH RYAN W & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W5 FOP=[YR=2014] N8 W17 S8 E17 $ W35 S60 E12 FOP=[YR=2014] S3 E8 FGR=[YR=2014] S3 E20 N2 E10 N20 W30 S19 $ N6 W7 S3 W1 $ E1 N3 E7 N13 E20 N44 $.

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
1	0811	CONCRETE B	0	0	0	0	824.00	SF	5.20	5.20	100	2014	2014	3	95	4,071	

LAND DESCRIPTION

TOTAL OB/XF 4,071

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS