

LOT 93
IN OR 1770/521
THE HIDEAWAY #2 PB 7/233

MIZELL MICHAEL D
86065 FORTUNE DRIVE
YULEE, FL 32097

2023

42-2N-27-4370-0093-0000



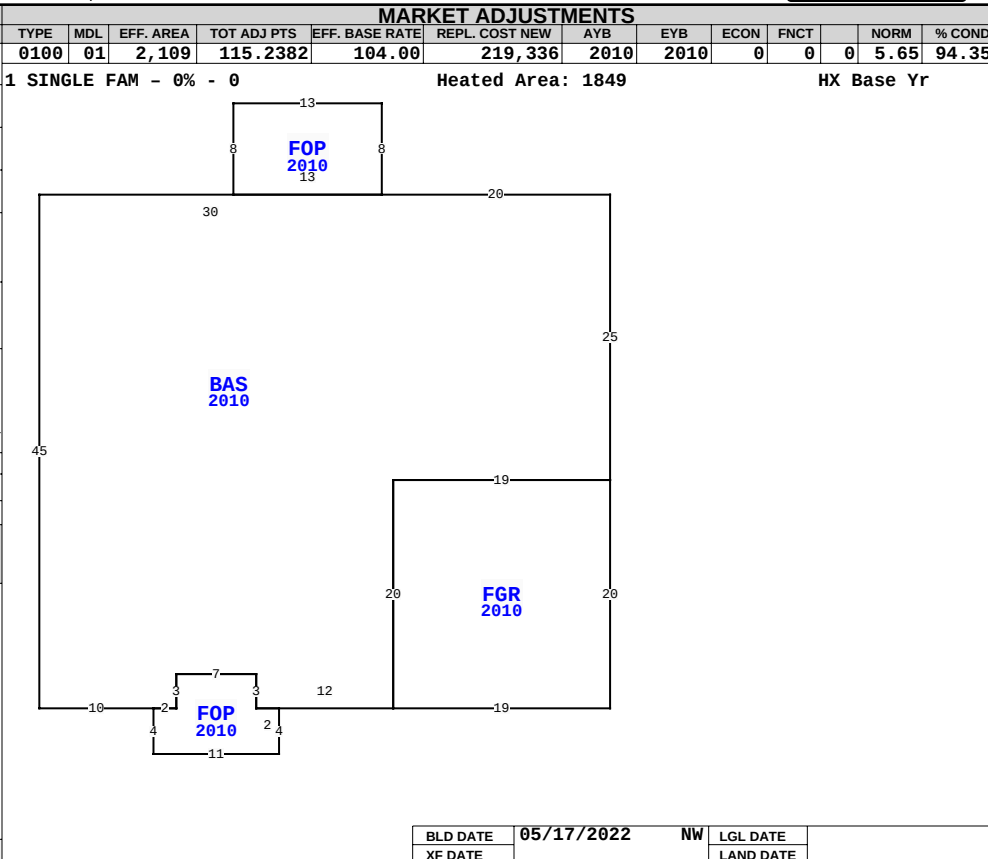
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,849	100	1,849	181,431
FGR	380	55	209	20,508
FOP	65	30	20	1,962
FOP	104	30	31	3,042
TOTALS	2,398		2,109	206,944

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	605.00	SF	5.20
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



86065 FORTUNE DR, YULEE	BLD DATE 05/17/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
3,253									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					206,944				
TOTAL MARKET OB/XF VALUE					3,253				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					260,197				
SOH/AGL Deduction					22,271				
ASSESSED VALUE					237,926				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					237,926				
TOTAL JUST VALUE					260,197				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					224,451				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23447	CO ISSUED	0	10/01/2010
E22816	NEW CONSTR	0	07/01/2010
M15512	H/AC	0	07/01/2010
P14350	NEW CONSTR	0	07/01/2010
B23447	NEW CONSTR	232,729	04/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1770/0521	12/01/2011	WD	Q	I	01	149,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MIZELL MICHAEL D							
1553/1158	3/03/2008	WD	U	V	19	219,000	
GRANTOR: HIDEAWAY DEVELOPMENT							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010]	W20	FOP=[YR=2010]	N8	W13	S8	E13	W30	S45	E10
FOP=[YR=2010]	S4	E11	N4	W2	N3	W7	S3	W2	E2
FGR=[YR=2010]	E19	N20	W19	S20	N20	E19	N25	S.	