

CONNER CECIL L & PAMELA A
86075 FORTUNE DR
YULEE, FL 32097

42-2N-27-4370-0094-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		05	AVERAGE 100							0100	01	2,143	113.1900	102.15	218,907	2012	2012		0	0	0	4.50	95.50	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2013														Heated Area: 1837										HX Base Yr 2013									
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			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	1,837	100	1,837	179,206																																							
FGR	384	55	211	20,584																																							
FOP	134	30	40	3,902																																							
FSP	117	40	47	4,585																																							
FST	15	55	8	780																																							
TOTALS		2,487		2,143	209,056																																						
EXTRA FEATURES										86075 FORTUNE DR, YULEE										BLD DATE		05/17/2022		NW		LGL DATE																	
																				XF DATE				LAND DATE																			
																				INC DATE				AG DATE																			
L N	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	0 100	0	0	525.00	SF	5.20	5.20	100	2012	2012	3	94	2,566																												
2	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2012	2012	3	94	385																												
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																										
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