

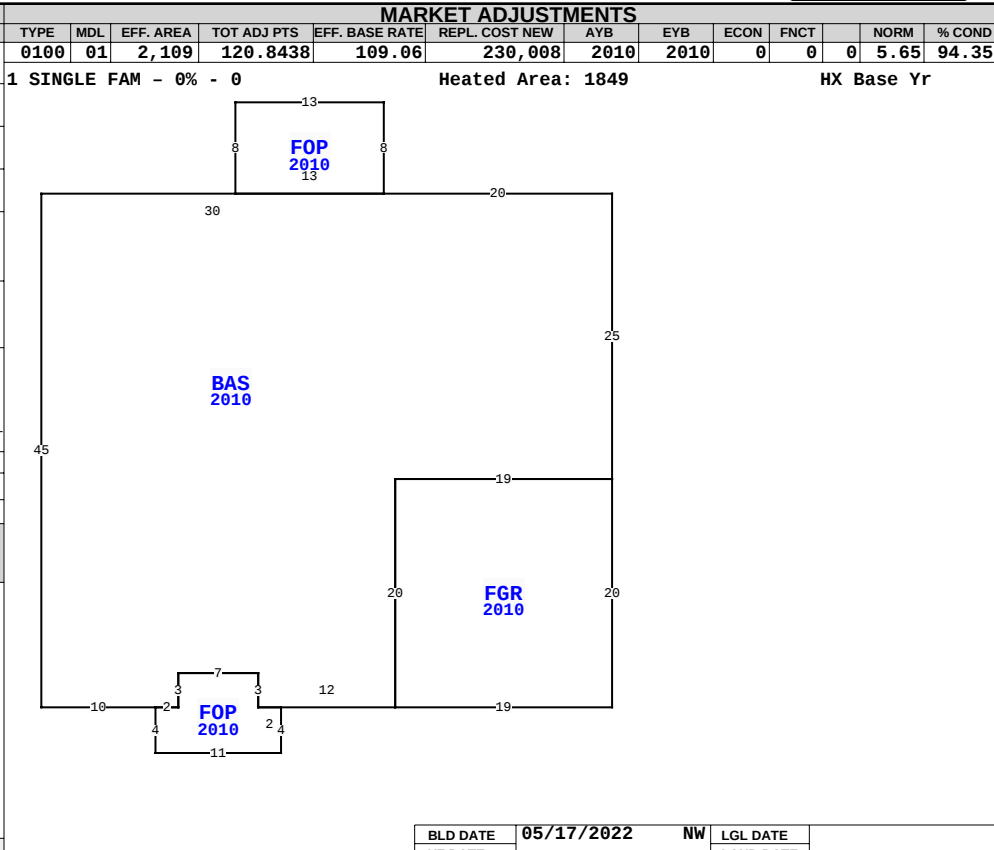


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	190,259
FGR	380	55	209	21,506
FOP	65	30	20	2,058
FOP	104	30	31	3,190
TOTALS	2,398		2,109	217,013

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	584.00	SF	5.20	
2	0810	CONCRETE A	0	0	21	63.00	SF	6.50	



86097 FORTUNE DR, YULEE	BLD DATE	05/17/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	217,013		
TOTAL MARKET OB/XF VALUE	3,171		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	270,184		
SOH/AGL Deduction	22,902		
ASSESSED VALUE	247,282		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	247,282		
TOTAL JUST VALUE	270,184		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	232,820		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23290	CO ISSUED	0	05/25/2010
E22514	ELEC OTHER	0	03/01/2010
P14173	PLUMBING	0	03/01/2010
B23290	NEW CONSTR	235,105	02/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2368/0794	5/11/2020	WD	Q	I	01
					SALE PRICE
					227,000
GRANTOR: TAPLEY ALAN D					
GRANTEE: CLOUD MATTHEW F & S					
1683/0457	6/04/2010	WD	Q	I	01
					183,500
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: TAPLEY ALAN D					

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.	

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	0003		0.00	0.00	1.00
TOTAL OB/XF 3,171									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		