



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 50
Interior Floo	12	HARDWOOD 50
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	1,616	100	1,616	179,601
FGR	400	55	220	24,450
FOP	27	30	8	889
FOP	120	30	36	4,001

TOTALS	2,163		1,880	208,942
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	512.00	SF	5.20	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,880	128.2820	115.77	217,648	2013	2013	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 1616 HX Base Yr 2022												
TOTALS	2,163		1,880	208,942								

86109 FORTUNE DR, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		208,942	
TOTAL MARKET OB/XF VALUE		2,529	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		261,471	
SOH/AGL Deduction		28,934	
ASSESSED VALUE		232,537	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		182,537	
TOTAL JUST VALUE		261,471	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226636	CO ISSUED	0	04/03/2013
E1325737	ELEC OTHER	0	01/01/2013
M17852	H/AC	0	01/01/2013
P1216267	NEW CONSTR	0	12/01/2012
B1226636	NEW CONSTR	211,817	11/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2470/0988	6/14/2021	WD	Q	I	02	295,000	
GRANTOR: DAWSON KELLY E & ROSE							
GRANTEE: BRADSHER CURTIS W &							
1863/1928	6/12/2013	WD	Q	I	02	168,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: DAWSON KELLY E & RO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W9 FOP=[YR=2013] N8 W15 S8 E15 \$ W15 N8 W21 S44 E20 FOP=[YR=2013] S3 E5 FGR=[YR=2013] S9 E20 N20 W20 S11 \$ N6 W4 S3 W1 \$ E1 N3 E4 N5 E20 N28 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00
TOTAL OB/XF 2,529									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00