

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 70
Interior Floo	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	188,101
FGR	384	55	211	21,688
FOP	76	30	23	2,364
FSP	117	40	47	4,831
FST	15	55	8	822
USP	153	30	46	4,728

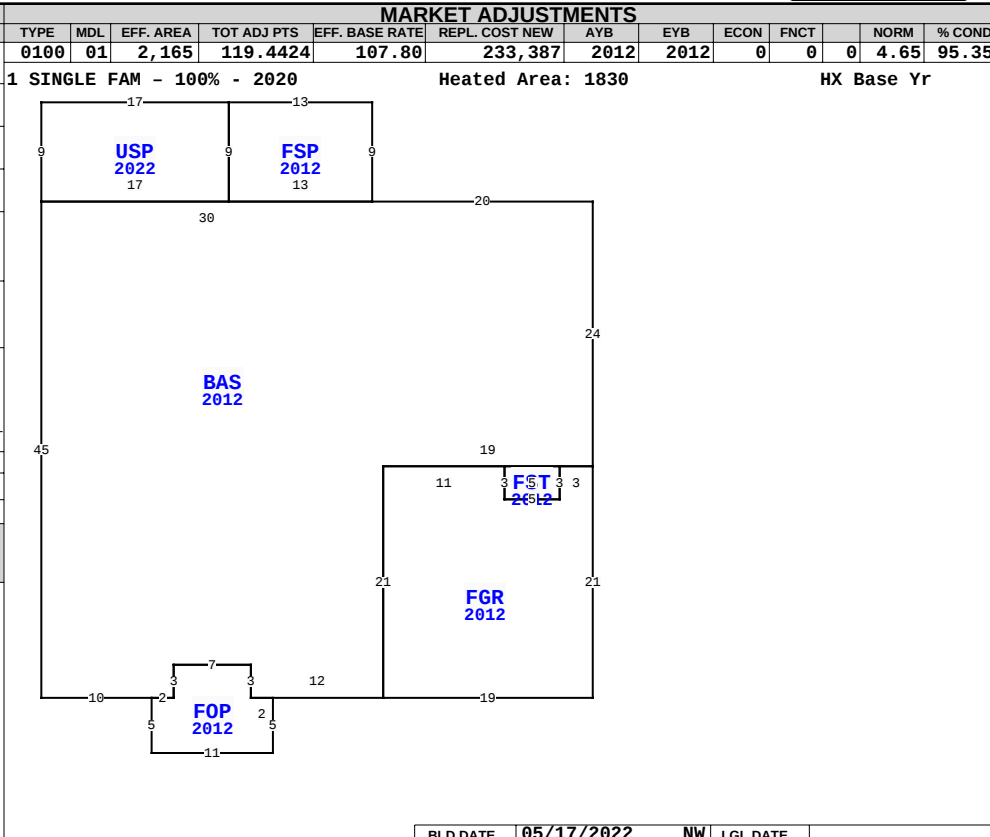
TOTALS	2,575		2,165	222,535
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0		632.00	SF 6.50	100	2012	2012	3	94	3,862	
2	0810	CONCRETE A	0	100	19	3		57.00	SF 6.50	100	2012	2012	3	94	348	
3	0855	CONC PAVER	0	100	0	0		500.00	SF 10.00	100	2022	2022	3	100	5,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



86133 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 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,535
TOTAL MARKET OB/XF VALUE		9,210
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		281,745
SOH/AGL Deduction		59,553
ASSESSED VALUE		222,192
TOTAL EXEMPTION VALUE	13	222,192
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		281,745
NCON VALUE		16,726
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013752	ADDITION	5,089	10/07/2021
C25156	CO ISSUED	0	01/19/2012
E23851	NEW CONSTR	0	10/01/2011
E23871	NEW CONSTR	0	10/01/2011
M16595	H/AC	0	10/01/2011
P14999	NEW CONSTR	0	09/01/2011

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I RSN CD SALE PRICE
2299/1996	8/23/2019	WD Q I 01	232,500
GRANTOR: GALBRAITH BURDUS H II			
GRANTEE: MAXWELL JAMES E JR			
2240/0420	11/14/2018	WD Q I 02	220,000
GRANTOR: POCERNIK BRADY			
GRANTEE: GALBRAITH BURDUS H			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2012] W20 FSP=[YR=2012] N9 W13 USP=[YR=2022] W17 S9 E17 N9\$ S9 E13\$ W30 S45 E10 FOP=[YR=2012] S5 E11 N5 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E12 FGR=[YR=2012] E19 N21 W3 FST=[YR=2012] W5 S3 E5 N3\$ S3 W5N3 W11 S21\$ N21 E19 N24\$.			