

LOT 101
IN OR 2179/309
THE HIDEAWAY #2 PB 7/233

CHENEVERT WENDY L & JAMIE L
86155 FORTUNE DRIVE
YULEE, FL 32097

2023

42-2N-27-4370-0101-0000



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	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

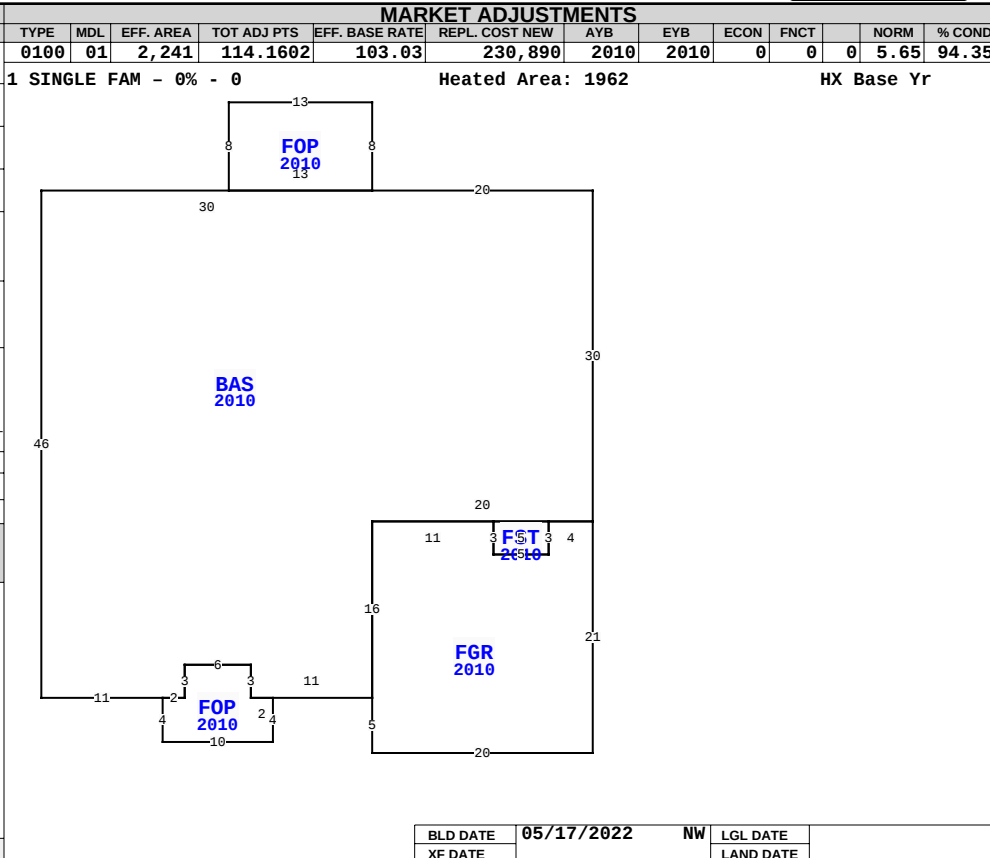
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	190,724
FGR	405	55	223	21,678
FOP	58	30	17	1,653
FOP	104	30	31	3,014
FST	15	55	8	777
TOTALS	2,544		2,241	217,845

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	544.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT	



86155 FORTUNE DR, YULEE

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										217,845				
TOTAL MARKET OB/XF VALUE										2,979				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										270,824				
SOH/AGL Deduction										22,803				
ASSESSED VALUE										248,021				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										248,021				
TOTAL JUST VALUE										270,824				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										233,500				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23035	CO ISSUED	0	05/27/2010
E22515	ELEC OTHER	0	03/01/2010
P14172	PLUMBING	0	03/01/2010
B23035	NEW CONSTR	247,672	11/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2179/0309	2/03/2018	WD	Q	I	01	217,500
GRANTOR: SIPKA CHAD E & NICOLE						
GRANTEE: CHENEVERT WENDY L &						
1794/0635	4/23/2012	WD	Q	I	02	163,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SIPKA CHAD E & NICO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W20 FOP=[YR=2010] N8 W13 S8 E13\$ W30 S46 E11									
FOP=[YR=2010] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11									
FGR=[YR=2010] S5 E20 N21 W4 FST=[YR=2010] W5 S3 E5 N3\$ S3									
W5 N3 W11 S16\$ N16 E20 N30\$.									