

LOT 102
IN OR 2158/1238
THE HIDEAWAY #2 PB 7/233

NACHTMAN WENDY A/SCOTT ROBERT A
86165 FORTUNE DR
YULEE, FL 32097

2023

42-2N-27-4370-0102-0000



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 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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

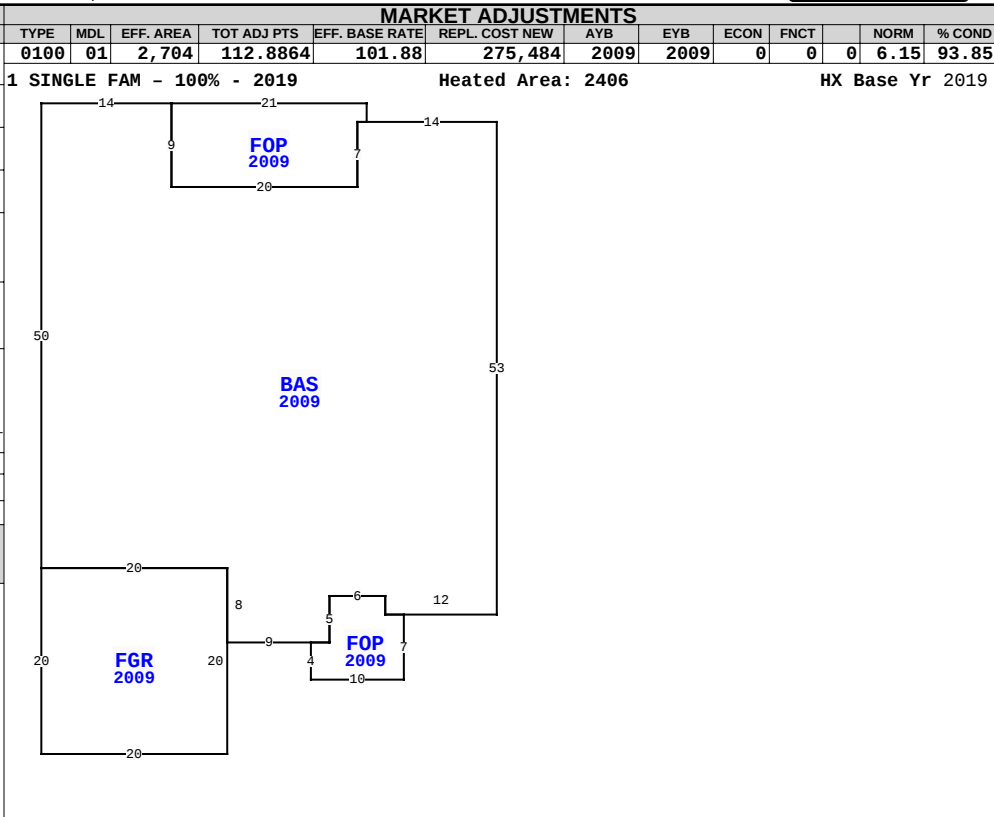
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2,406	230,048
FGR	400	55	220	21,036
FOP	76	30	23	2,199
FOP	182	30	55	5,258

TOTALS	3,064	2,704	258,542
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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	100	0	0	544.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	
4	0911	SCRN RM A	0	100	0	0	396.00	SF	21.88	21.88	
5	0855	CONC PAVER	0	100	0	0	396.00	SF	10.00	10.00	

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	100	0003		0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
15,434											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						258,542					
TOTAL MARKET OB/XF VALUE						15,434					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						323,976					
SOH/AGL Deduction						91,893					
ASSESSED VALUE						232,083					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						182,083					
TOTAL JUST VALUE						323,976					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						274,016					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009642	SCRN ENCL	6,882	10/13/2020
C22007	CO ISSUED	0	02/20/2009
E21381	NEW CONSTR	2,000	11/01/2008
M14239	H/AC	0	11/01/2008
P13534	NEW CONSTR	0	10/01/2008
R11603	REPAIR/RRF	2,800	10/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2158/1238	11/15/2017	WD	Q	I	01	225,000	
GRANTOR: DARBY MICHAEL L							
GRANTEE: NACHTMAN WENDY A &							
2078/1762	9/09/2016	SW	U	I	12	160,300	
GRANTOR: J P MORGAN CHASE BANK							
GRANTEE: DARBY MICHAEL L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W14 FOP=[YR=2009] N2 W21 S9 E20 N7 E1\$ W1 S7 W20 N9 W14 S50 FGR=[YR=2009] S20 E20 N20 W20\$ E20 S8 E9 FOP=[YR=2009] S4 E10 N7 W2 N2 W6 S5 W2\$ E2 N5 E6 S2 E12 N53\$.											