LOT 104
IN OR 2121/1709
THE HIDEAWAY #2 PB 7/233

EZA JOHN CHARLES & JANICE BUUCK
86197 FORTUNE DRIVE
YULEE, FL 32097

2023

42-2N-27-4370-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

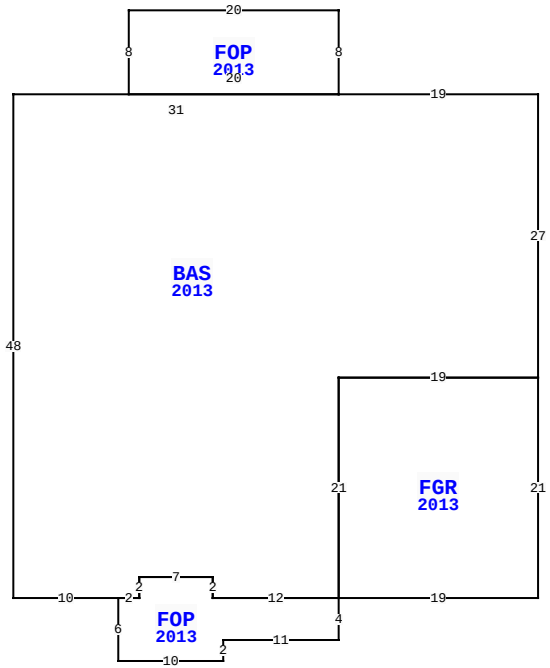
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,987	100	1,987	216,752
FGR	399	55	219	23,890
FOP	118	30	35	3,818
FOP	160	30	48	5,236
TOTALS	2,664		2,289	249,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,289	125.9104	113.63	260,099	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1987 HX Base Yr 2018



86197 FORTUNE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,695
TOTAL MARKET OB/XF VALUE		3,631
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		303,326
SOH/AGL Deduction		117,972
ASSESSED VALUE		185,354
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,354
TOTAL JUST VALUE		303,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327620	CO ISSUED	0	01/14/2014
B1327620	NEW CONSTR	233,521	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/1709	5/18/2017	WD	Q	I	02	217,900
GRANTOR: MILLER CHRISTOPHER T						
GRANTEE: EZA JOHN CHARLES &						
1913/1485	3/27/2014	WD	Q	I	01	192,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MILLER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 FOP=[YR=2013] N8 W20 S8 E20 $ W31 S48 E10 FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N21 W19 S21 $ W12 N2 W7 S2 W2 $ E2 N2 E7 S2 E12 N21 E19 N27 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	2013	2013	3	95	3,631	

LAND DESCRIPTION

TOTAL OB/XF 3,631

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/14/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS