LOT 106
THE HIDEAWAY #2 PB 7/233

COLTHARP JEREMY R
86217 FORTUNE DR
YULEE, FL 32097

2023

42-2N-27-4370-0106-0000

BUILDING CHARACTERISTICS

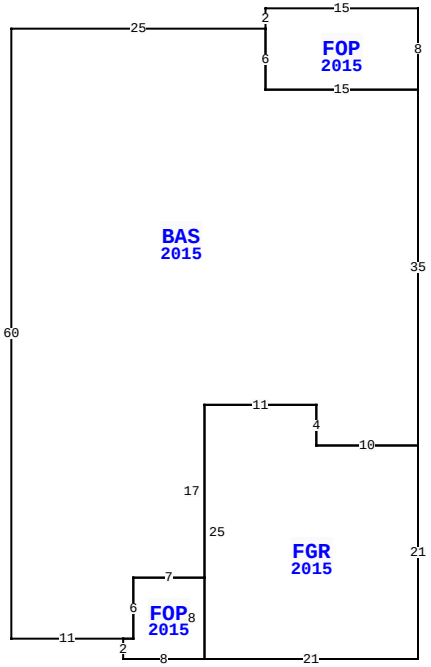
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	196,901
FGR	485	55	267	28,807
FOP	58	30	17	1,834
FOP	120	30	36	3,884
TOTALS	2,488		2,145	231,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	123.4310	111.40	238,953	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1825 HX Base Yr 2019



86217 FORTUNE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,426
TOTAL MARKET OB/XF VALUE		2,736
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		284,162
SOH/AGL Deduction		78,544
ASSESSED VALUE		205,618
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		155,618
TOTAL JUST VALUE		284,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429699	CO ISSUED	0	05/12/2015
B1429699	NEW CONSTR	231,991	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2471/1175	6/09/2021	QC	U	I	11	100
GRANTOR: COLTHARP MEGAN L						
GRANTEE: COLTHARP JEREMY R						
1985/1205	5/29/2015	WD	Q	I	02	191,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLTHARP JEREMY R &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W15 S2 BAS=[YR=2015] W25 S60 E11
FOP=[YR=2015] S2 E8 FGR=[YR=2015] E21 N21 W10 N4 W11 S25 $ N8 W7 S6 W1 $ E1 N6 E7 N17 E11 S4 E10 N35 W15 N6 $ S6 E15 N8 $.

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	548.00	SF	5.20	5.20	100	2015	2015	3	96	2,736	

LAND DESCRIPTION

TOTAL OB/XF 2,736

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 07/20/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS