LOT 109
THE HIDEAWAY #2 PB 7/233

WEBB LARRY R & LISA SANFORD
86247 FORTUNE DR
YULEE, FL 32097

2023

42-2N-27-4370-0109-0000

BUILDING CHARACTERISTICS

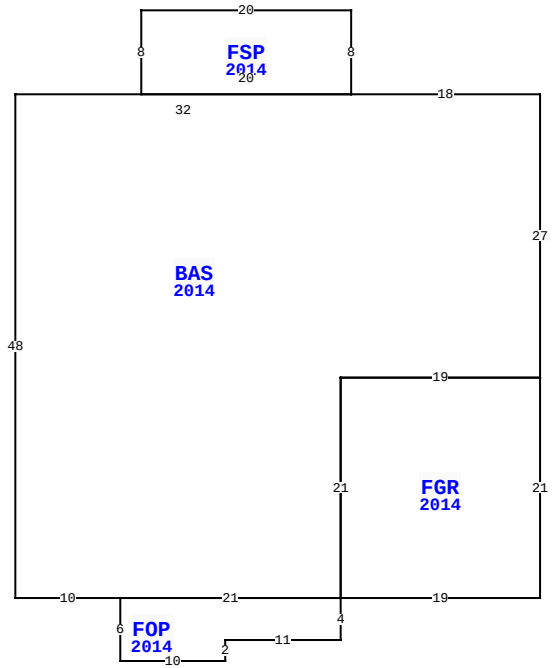
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,001	100	2,001	216,982
FGR	399	55	219	23,748
FOP	104	30	31	3,361
FSP	160	40	64	6,940
TOTALS	2,664		2,315	251,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	124.5090	112.37	260,137	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2001 HX Base Yr 2023



86247 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		251,032
TOTAL MARKET OB/XF VALUE		3,799
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		304,831
SOH/AGL Deduction		0
ASSESSED VALUE		304,831
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,831
TOTAL JUST VALUE		304,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429118	CO ISSUED	0	11/20/2014
B1429118	NEW CONSTR	244,102	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1326	1/18/2022	WD	Q	I	01	360,000
GRANTOR: MERCER MARY L						
GRANTEE: WEBB LARRY RAY & LI						
1955/0138	12/17/2014	WD	Q	I	01	198,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MERCER PHILLIP M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FSP=[YR=2014] N8 W20 S8 E20 $ W32 S48 E10
FOP=[YR=2014] S6 E10 N2 E11 N4 FGR=[YR=2014] E19 N21 W19
S21 $ W21 $ E21 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	769.00	SF	5.20	5.20	100	2014	2014	3	95	3,799	

LAND DESCRIPTION

TOTAL OB/XF 3,799

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS