LOT 115
IN OR 1860/1050
THE HIDEAWAY #2 PB 7/233

VALENTEEN THOMAS W III
86323 FORTUNE DR
YULEE, FL 32097

2023

42-2N-27-4370-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

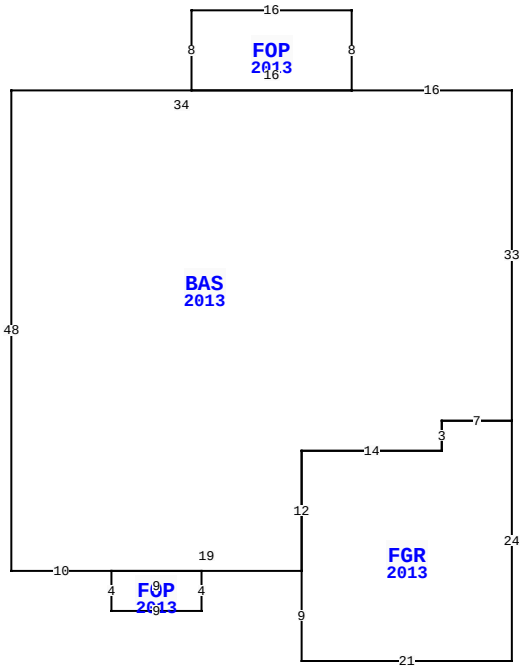
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,127	100	2,127	220,303
FGR	462	55	254	26,308
FOP	36	30	11	1,140
FOP	128	30	38	3,936
TOTALS	2,753		2,430	251,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,430	119.5502	107.89	262,173	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2015 Heated Area: 2127 HX Base Yr 2015



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

86323 FORTUNE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,686
TOTAL MARKET OB/XF VALUE		2,717
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		304,403
SOH/AGL Deduction		102,800
ASSESSED VALUE		201,603
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,603
TOTAL JUST VALUE		304,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226700	CO ISSUED	0	05/01/2013
E1325739	ELEC OTHER	0	01/01/2013
P1316341	NEW CONSTR	0	01/01/2013
B1226700	NEW CONSTR	248,699	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1860/1050	5/28/2013	WD	Q	I	02	182,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VALENTEEN THOMAS W						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 FOP=[YR=2013] N8 W16 S8 E16 $ W34 S48 E10 FOP=[YR=2013] S4 E9 N4 W9 $ E19 FGR=[YR=2013] S9 E21 N24 W7 S3 W14 S12 $ N12 E14 N3 E7 N33 $.

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	550.00	SF	5.20	5.20	100	2013	2013	3	95	2,717	

LAND DESCRIPTION

TOTAL OB/XF 2,717

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 05/17/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS