LOT 116
THE HIDEAWAY #2 PB 7/233

JOHNSON CHRISTOPHER B & CHRISTINE
86333 FORTUNE DR
YULEE, FL 32097

2023

42-2N-27-4370-0116-0000

BUILDING CHARACTERISTICS

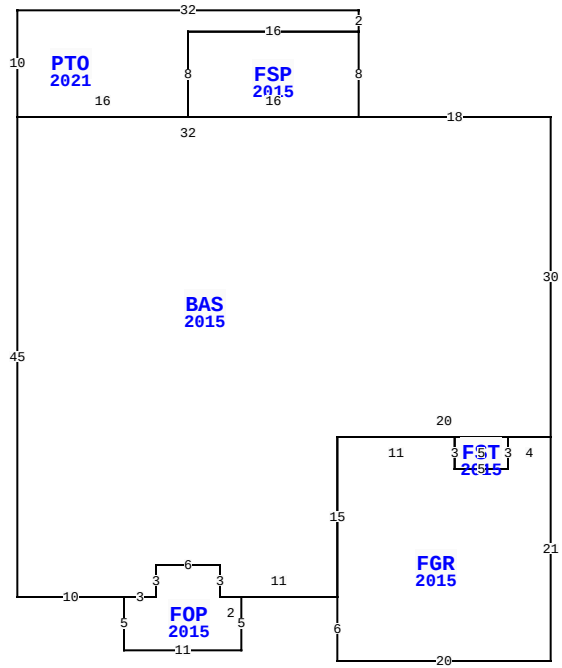
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,932	100	1,932	210,073
FGR	405	55	223	24,247
FOP	73	30	22	2,392
FSP	128	40	51	5,546
FST	15	55	8	870
PTO	192	5	10	1,088
TOTALS	2,745		2,246	244,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	124.4012	112.27	252,158	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1932 HX Base Yr 2022



86333 FORTUNE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,215
TOTAL MARKET OB/XF VALUE		3,196
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		297,411
SOH/AGL Deduction		34,213
ASSESSED VALUE		263,198
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,198
TOTAL JUST VALUE		297,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529782	CO ISSUED	0	06/23/2015
B1529782	NEW CONSTR	238,859	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/1015	12/21/2021	WD	Q	I	01	349,900
GRANTOR: LARSON STEVEN M & MAR						
GRANTEE: JOHNSON CHRISTOPHER						
2322/0670	11/26/2019	WD	Q	I	02	233,700
GRANTOR: BURNS JANICE P						
GRANTEE: LARSON STEVEN M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2015] N8 PTO=[YR=2021] N2 W32 S10 E16 N8 E16$ W16 S8 E16 $ W32 S45 E10 FOP=[YR=2015] S5 E11 N5 W2 N3 W6 S3 W3 $ E3 N3 E6 S3 E11 FGR=[YR=2015] S6 E20 N21 W4 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W11 S15$ N15 E20 N30$.

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	569.00	SF	5.20	5.20	100	2015	2015	3	96	2,840	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2015	2015	3	96	356	

LAND DESCRIPTION

TOTAL OB/XF 3,196

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 07/22/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS