LOT 118
IN OR 1934/691
THE HIDEAWAY #2 PB 7/233

LEWIS AMY K PARSONS
86355 FORTUNE DR
YULEE, FL 32097

2023

42-2N-27-4370-0118-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

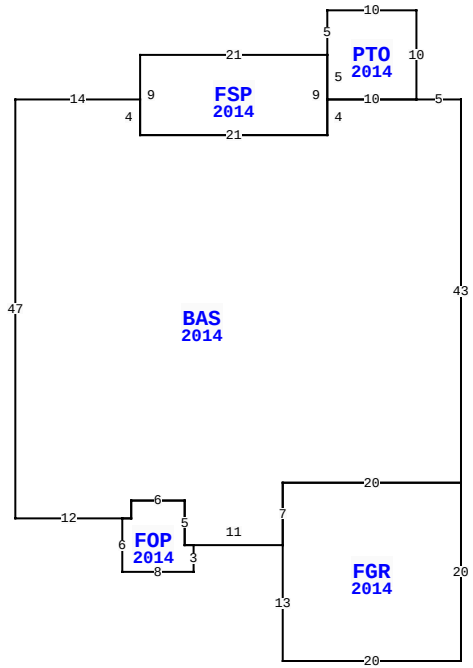
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,207	100	2,207	226,555
FGR	400	55	220	22,584
FOP	57	30	17	1,745
FSP	189	40	76	7,802
PTO	100	5	5	514
TOTALS	2,953		2,525	259,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,525	118.4832	106.93	269,998	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2015 Heated Area: 2207 HX Base Yr 2015



86355 FORTUNE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,198
TOTAL MARKET OB/XF VALUE		2,786
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		311,984
SOH/AGL Deduction		105,055
ASSESSED VALUE		206,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,929
TOTAL JUST VALUE		311,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428593	CO ISSUED	0	07/22/2014
B1428593	NEW CONSTR	262,746	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/0691	8/15/2014	WD	Q	I	01	198,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PARSONS AMY K						
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=2014] W5 PTO=[YR=2014] N10 W10 S5 FSP=[YR=2014]
W21 S9 E21 N9 $ S5 E10 $ W10 S4 W21 N4 W14 S47 E12
FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11
FGR=[YR=2014] S13 E20 N20 W20 S7 $ N7 E20 N43 $.

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	564.00	SF	5.20	5.20	100	2014	2014	3	95	2,786	

LAND DESCRIPTION

TOTAL OB/XF 2,786

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