

LOT 122
IN OR 2064/526
THE HIDEAWAY #2 PB 7/233

BIRDEN WILLIA KAY
86394 FORTUNE DR
YULEE, FL 32097

2023

42-2N-27-4370-0122-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4									
Exterior Wall	10	ABOVE AVG 100	0100	01	1,931	121.7062	109.84	212,101	2016	2016	0	0	2.50	97.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 1609									
Roof Cover	03	COMP SHNGL 100													HX Base Yr									
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		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	1,609	100	1,609	172,315																				
FGR	418	55	230	24,631																				
FOP	90	30	27	2,892																				
FSP	112	40	45	4,819																				
FST	15	55	8	857																				
PTO	244	5	12	1,285																				
TOTALS			2,488	1,931	206,798																			
EXTRA FEATURES			86394 FORTUNE DR, YULEE																					
L N	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	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2016	2016	3	97	189									
2	0810	CONCRETE A	0 100	0	0	468.00	SF	6.50	6.50	100	2016	2016	3	97	2,951									
TOTAL OB/XF 3,140																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																								