LOT 149
IN OR 1913/268
THE HIDEAWAY #2 PB 7/233

FRANKLIN JUDSON T JR & BEVERLY A
86060 FORTUNE DR
YULEE, FL 32097

**2023**

**42-2N-27-4370-0149-0000**

## BUILDING CHARACTERISTICS

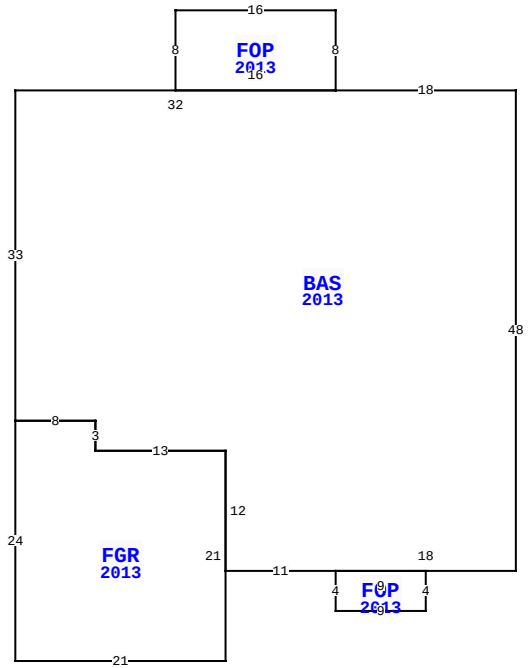
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,124 | 100 | 2,124 | 219,992 |
| FGR | 465 | 55 | 256 | 26,515 |
| FOP | 36 | 30 | 11 | 1,140 |
| FOP | 128 | 30 | 38 | 3,936 |
| TOTALS | 2,753 | | 2,429 | 251,582 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,429 | 119.5502 | 107.89 | 262,065 | 2013 | 2013 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 100% - 2016 Heated Area: 2124 HX Base Yr 2016




86060 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 | | 251,582 |
| TOTAL MARKET OB/XF VALUE | | 2,450 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 304,032 |
| SOH/AGL Deduction | | 102,658 |
| ASSESSED VALUE | | 201,374 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 151,374 |
| TOTAL JUST VALUE | | 304,032 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 261,346 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327663 | CO ISSUED | 0 | 01/10/2014 |
| B1327663 | NEW CONSTR | 251,580 | 09/01/2013 |
| B23448 | NEW CONSTR | 212,446 | 04/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1913/0268 | 4/11/2014 | WD | Q | I | 01 | 196,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: FRANKLIN JUDITH T J | | | | | | |
| 1553/1158 | 3/03/2008 | WD | U | V | 19 | 219,000 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S33
FGR=[YR=2013] S24 E21 N21 W13 N3 W8 $ E8 S3 E13 S12 E11
FOP=[YR=2013] S4 E9 N4 W9 $ E18 N48 $.

## 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 | 496.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 95 | 2,450 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,450

| 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 | 0003 | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 03/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS