LOT 190
IN OR 1940/1542
THE HIDEAWAY #2 PB 7/233

WILLIAMS DONNA B/SWEAZY MICHAEL E
86338 FORTUNE DR
YULEE, FL 32097

2023

42-2N-27-4370-0190-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

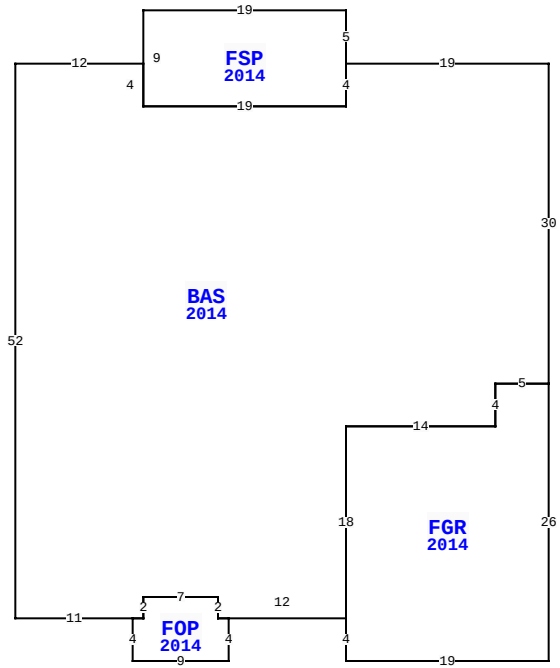
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,148	100	2,148	219,076
FGR	438	55	241	24,580
FOP	50	30	15	1,530
FSP	171	40	68	6,935
TOTALS	2,807		2,472	252,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,472	117.1104	105.69	261,266	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2148 HX Base Yr 2015



86338 FORTUNE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,122
TOTAL MARKET OB/XF VALUE		33,409
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		335,531
SOH/AGL Deduction		105,457
ASSESSED VALUE		230,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,074
TOTAL JUST VALUE		335,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001764	SWIM POOL	34,786	03/01/2017
B1428703	CO ISSUED	0	09/02/2014
B1428703	NEW CONSTR	259,816	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/1542	9/25/2014	WD	Q	I	01	203,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILLIAMS DONNA B &						
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] W19 FSP=[YR=2014] N5 W19 S9 E19 N4 $ S4 W19 N4 W12 S52 E11 FOP=[YR=2014] S4 E9 N4 W1 N2 W7 S2 W1 $ E1 N2 E7 S2 E12 FGR=[YR=2014] S4 E19 N26 W5 S4 W14 S18 $ N18 E14 N4 E5 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	476.00	SF	5.20	5.20	100	2014	2014	3	95	2,351	
2	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	2019	2019	3	93	25,296	
3	0855	CONC PAVER	0	100	0	0	582.00	SF	10.00	10.00	100	2019	2019	3	99	5,762	

LAND DESCRIPTION

TOTAL OB/XF 33,409

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 12/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS