LOT 90
IN OR 1622/359
THE HIDEAWAY #2 PB 7/233

JONES ERVIN A & MILLIE A
86035 FORTUNE DRIVE
YULEE, FL 32097

2024

42-2N-27-4370-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

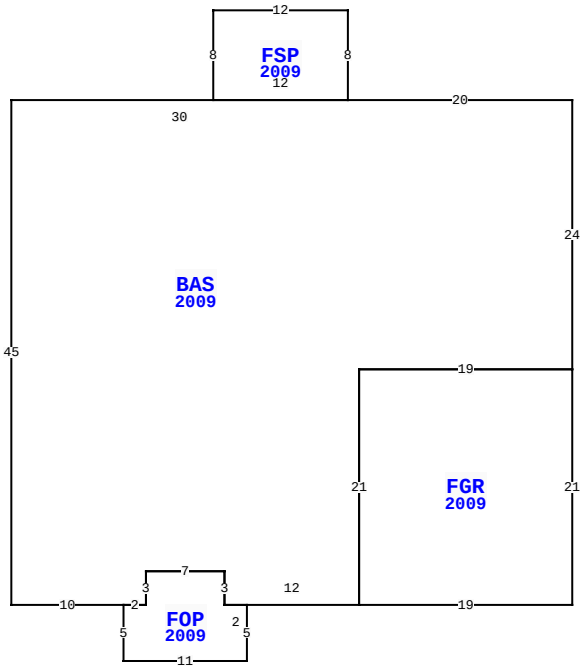
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,830	100	1,830	195,516
FGR	399	55	219	23,398
FOP	76	30	23	2,457
FSP	96	40	38	4,060
TOTALS	2,401		2,110	225,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	120.4763	114.45	241,490	2009	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2010 Heated Area: 1830 HX Base Yr 2010



86035 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		225,431
TOTAL MARKET OB/XF VALUE		3,130
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		278,561
SOH/AGL Deduction		130,470
ASSESSED VALUE		148,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,091
TOTAL JUST VALUE		278,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21961	CO ISSUED	0	01/23/2009
E21396	NEW CONSTR	2,000	11/01/2008
M14249	H/AC	0	11/01/2008
P13522	NEW CONSTR	0	10/01/2008
R11576	REPAIR/RRF	2,800	10/01/2008
B21961	NEW CONSTR	156,816	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1622/0359	4/24/2009	WD	Q	I	01	181,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JONES ERVIN A & MIL						
1553/1158	3/03/2008	WD	U	V	19	219,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 FSP=[YR=2009] N8 W12 S8 E12$ W30 S45 E10
FOP=[YR=2009] S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E12
FGR=[YR=2009] E19 N21 W19 S21$ N21 E19 N24$.

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	590.00	SF	5.20	5.20	100	2009	2009	3	90	2,761	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2009	2009	3	90	369	

LAND DESCRIPTION

TOTAL OB/XF 3,130

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS