LOT 95
IN OR 2233/227
THE HIDEAWAY #2 PB 7/233

TERRELL RYAN J & MEGAN K
86087 FORTUNE DR
YULEE, FL 32097

**2024**

**42-2N-27-4370-0095-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

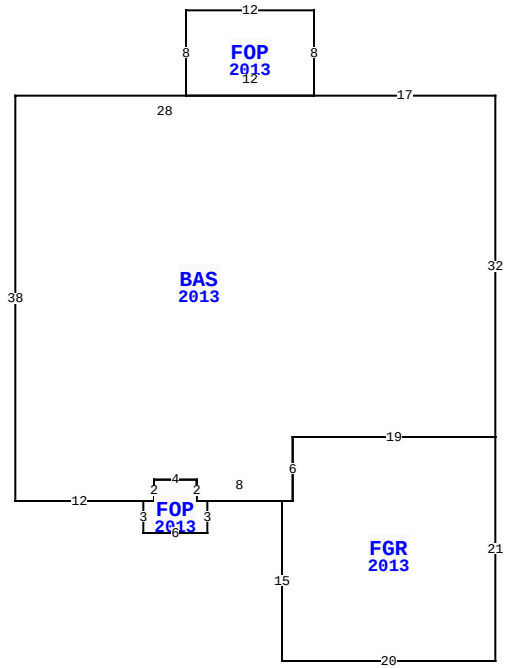
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 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 | 1,588 | 100 | 1,588 | 184,652 |
| FGR | 414 | 55 | 228 | 26,512 |
| FOP | 26 | 30 | 8 | 931 |
| FOP | 96 | 30 | 29 | 3,373 |
| TOTALS | 2,124 | | 1,853 | 215,465 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,853 | 128.3653 | 121.95 | 225,973 | 2013 | 2013 | 0 | 0 | 0 | 4.65 | 95.35 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1588 HX Base Yr 2019




86087 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 | | 215,465 |
| TOTAL MARKET OB/XF VALUE | | 2,625 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 268,090 |
| SOH/AGL Deduction | | 81,839 |
| ASSESSED VALUE | | 186,251 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 136,251 |
| TOTAL JUST VALUE | | 268,090 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 249,463 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1226637 | CO ISSUED | 0 | 04/03/2013 |
| E1325737 | ELEC OTHER | 0 | 01/01/2013 |
| M1317845 | H/AC | 0 | 01/01/2013 |
| P1216268 | NEW CONSTR | 0 | 12/01/2012 |
| B1226637 | NEW CONSTR | 189,172 | 11/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2233/0227 | 10/26/2018 | WD | Q | I | 01 | 212,500 |
| GRANTOR: PULLAM PHILIP M & JON | | | | | | |
| GRANTEE: TERRELL RYAN J & ME | | | | | | |
| 1864/0976 | 6/14/2013 | WD | Q | I | 02 | 168,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: PULLAM PHILIP M & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] N8 W12 S8 E12 $ W28 S38 E12
FOP=[YR=2013] S3 E6 N3 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E8
FGR=[YR=2013] S15 E20 N21 W19 S6 W1 $ E1 N6 E19 N32 $.

## 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 | 537.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 94 | 2,625 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,625

| 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 | | 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