LOT 96
THE HIDEAWAY #2 PB 7/233

CLOUD MATTHEW/BURRELL SARAH C
86097 FORTUNE DR
YULEE, FL 32097

2024

42-2N-27-4370-0096-0000

BUILDING CHARACTERISTICS

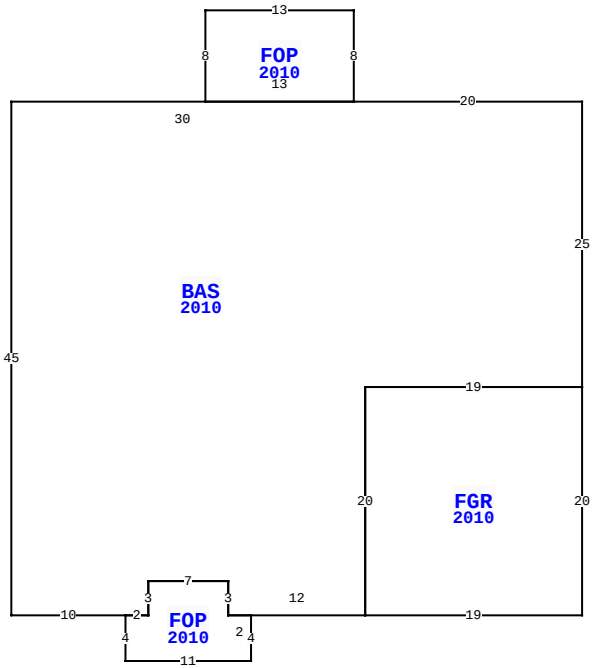
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,849	100	1,849	208,269
FGR	380	55	209	23,541
FOP	65	30	20	2,252
FOP	104	30	31	3,492
TOTALS	2,398		2,109	237,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	126.3367	120.02	253,122	2010	2010	0	0	0	6.15	93.85

1 SINGLE FAM – 0% - 0 Heated Area: 1849 HX Base Yr



86097 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	237,555
TOTAL MARKET OB/XF VALUE	3,136
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	290,691
SOH/AGL Deduction	18,681
ASSESSED VALUE	272,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,010
TOTAL JUST VALUE	290,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23290	CO ISSUED	0	05/25/2010
E22514	ELEC OTHER	0	03/01/2010
P14173	PLUMBING	0	03/01/2010
B23290	NEW CONSTR	235,105	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/0794	5/11/2020	WD	Q	I	01	227,000
GRANTOR: TAPLEY ALAN D						
GRANTEE: CLOUD MATTHEW F & S						
1683/0457	6/04/2010	WD	Q	I	01	183,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TAPLEY ALAN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 FOP=[YR=2010] N8 W13 S8 E13$ W30 S45 E10
FOP=[YR=2010] S4 E11 N4 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E12
FGR=[YR=2010] E19 N20 W19 S20$ N20 E19 N25$.

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	0	0	0	584.00	SF	5.20	5.20	100	2010	2010	3	91	2,763	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2010	2010	3	91	373	

LAND DESCRIPTION

TOTAL OB/XF 3,136

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	0	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