LOT 100
IN OR 1759/1342
THE HIDEAWAY #2 PB 7/233

HOOPER JACKIE L & ZANDRA C
86145 FORTUNE DR
YULEE, FL 32097

2024

42-2N-27-4370-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

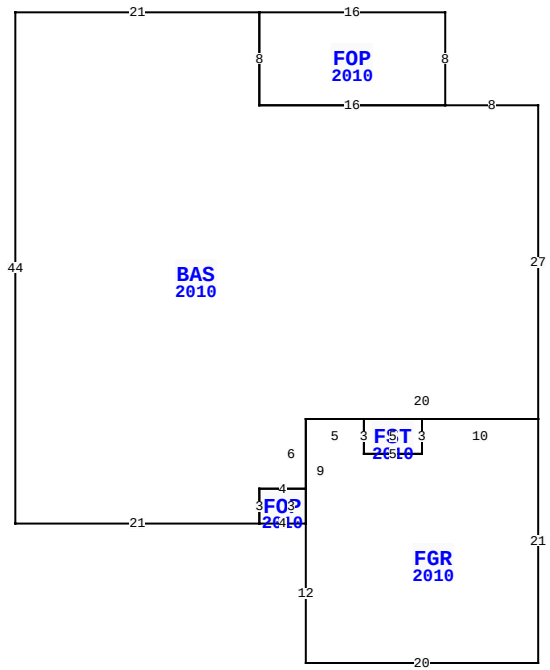
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,596	100	1,596	176,236
FGR	405	55	223	24,624
FOP	12	30	4	442
FOP	128	30	38	4,196
FST	15	55	8	883
TOTALS	2,156		1,869	206,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	123.8573	117.66	219,907	2010	2010	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2012 Heated Area: 1596 HX Base Yr 2012



86145 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		206,383
TOTAL MARKET OB/XF VALUE		2,911
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		259,294
SOH/AGL Deduction		121,859
ASSESSED VALUE		137,435
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,435
TOTAL JUST VALUE		259,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23291	CO ISSUED	0	05/27/2010
E22474	ELEC OTHER	0	03/01/2010
P14163	OTHER	0	03/01/2010
B23291	NEW CONSTR	212,446	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1759/1342	10/06/2011	WD	Q	I	01	144,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOOPER JACKIE L & Z						
1571/1020	6/12/2008	WD	U	V	19	146,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W8 FOP=[YR=2010] N8 W16 S8 E16$ W16 N8 W21 S44 E21 FOP=[YR=2010] E4 FGR=[YR=2010] S12 E20 N21 W10 FST=[YR=2010] W5 S3 E5 N3$ S3 W5 N3 W5 S9$ N3 W4 S3$ N3 E4 N6 E20 N27$.

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	520.00	SF	5.20	5.20	100	2010	2010	3	91	2,461	
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2010	2010	3	91	450	

LAND DESCRIPTION

TOTAL OB/XF 2,911

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