LOT 102
IN OR 2158/1238
THE HIDEAWAY #2 PB 7/233

NACHTMAN WENDY A/SCOTT ROBERT A
86165 FORTUNE DR
YULEE, FL 32097

2024

42-2N-27-4370-0102-0000

BUILDING CHARACTERISTICS

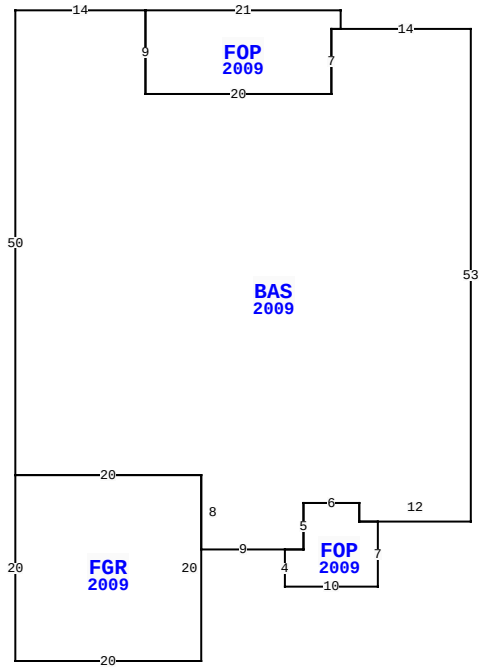
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,406	100	2,406	251,822
FGR	400	55	220	23,026
FOP	76	30	23	2,407
FOP	182	30	55	5,757
TOTALS	3,064		2,704	283,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,704	118.0176	112.12	303,172	2009	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2019 Heated Area: 2406 HX Base Yr 2019



86165 FORTUNE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,011
TOTAL MARKET OB/XF VALUE		15,013
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		348,024
SOH/AGL Deduction		108,979
ASSESSED VALUE		239,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,045
TOTAL JUST VALUE		348,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009642	SCRN ENCL	6,882	10/13/2020
C22007	CO ISSUED	0	02/20/2009
E21381	NEW CONSTR	2,000	11/01/2008
M14239	H/AC	0	11/01/2008
P13534	NEW CONSTR	0	10/01/2008
R11603	REPAIR/RRF	2,800	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1238	11/15/2017	WD	Q	I	01	225,000
GRANTOR: DARBY MICHAEL L						
GRANTEE: NACHTMAN WENDY A &						
2078/1762	9/09/2016	SW	U	I	12	160,300
GRANTOR: J P MORGAN CHASE BANK						
GRANTEE: DARBY MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W14 FOP=[YR=2009] N2 W21 S9 E20 N7 E1$ W1 S7 W20 N9 W14 S50 FGR=[YR=2009] S20 E20 N20 W20$ E20 S8 E9 FOP=[YR=2009] S4 E10 N7 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E12 N53$.

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	544.00	SF	5.20	5.20	100	2009	2009	3	90	2,546	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2009	2009	3	90	491	
3	0911	SCRN RM A	0	100	0	0	396.00	SF	21.88	21.88	100	2021	2021	3	93	8,056	
4	0855	CONC PAVER	0	100	0	0	396.00	SF	10.00	10.00	100	2021	2021	3	99	3,920	

LAND DESCRIPTION

TOTAL OB/XF 15,013

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 08/12/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS