



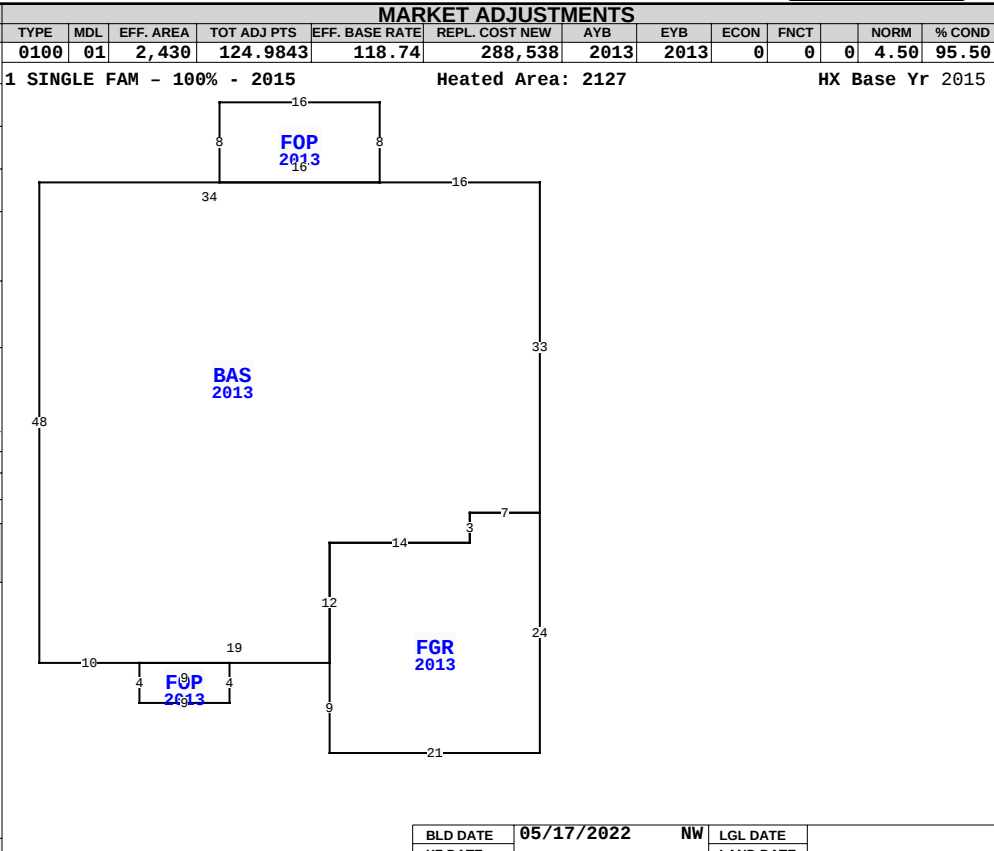
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,127	100	2,127	241,195
FGR	462	55	254	28,803
FOP	36	30	11	1,247
FOP	128	30	38	4,309
TOTALS	2,753		2,430	275,554

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	550.00	SF	5.20	5.20	100	2013	2013	3	94

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



86323 FORTUNE DR, YULEE	BLD DATE 05/17/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
2,688														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					275,554				
TOTAL MARKET OB/XF VALUE					2,688				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					328,242				
SOH/AGL Deduction					120,591				
ASSESSED VALUE					207,651				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					157,651				
TOTAL JUST VALUE					328,242				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					304,403				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226700	CO ISSUED	0	05/01/2013
E1325739	ELEC OTHER	0	01/01/2013
P1316341	NEW CONSTR	0	01/01/2013
B1226700	NEW CONSTR	248,699	12/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2693/217	1/02/2024	WD	Q	I	01	386,000	
GRANTOR: VALENTEEN THOMAS W II							
GRANTEE: RILEY TRAVIS KYLE &							
1860/1050	5/28/2013	WD	Q	I	02	182,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: VALENTEEN THOMAS W							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2013] W16 FOP=[YR=2013] N8 W16 S8 E16 \$ W34 S48 E10 FOP=[YR=2013] S4 E9 N4 W9 \$ E19 FGR=[YR=2013] S9 E21 N24 W7 S3 W14 S12 \$ N12 E14 N3 E7 N33 \$.									