

LOT 120
IN OR 2006/1593
THE HIDEAWAY #2 PB 7/233

FAIR WINONA D
86379 FORTUNE DR
YULEE, FL 32097

2024

42-2N-27-4370-0120-0000



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	11	CLAY TILE 100
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	1,839	100	1,839	229,546
FGR	381	55	210	26,213
FOP	151	30	45	5,617
FSP	120	40	48	5,991
FST	18	55	10	1,249
TOTALS	2,509		2,152	268,616

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	617.00	SF	5.20	5.20	100	2015
2	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2015
3	0855	CONC PAVER	0 100	11	6	66.00	SF	10.00	10.00	100	2015

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,152	136.3670	129.55	278,792	2015	2015	0	0	3.65	96.35
1 SINGLE FAM - 100% - 2016 Heated Area: 1839 HX Base Yr 2016											
86379 FORTUNE DR, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,616	
TOTAL MARKET OB/XF VALUE		4,046	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		322,662	
SOH/AGL Deduction		210,256	
ASSESSED VALUE		112,406	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		57,406	
TOTAL JUST VALUE		322,662	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,441	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530477	CO ISSUED	0	09/21/2015
B1530477	NEW CONSTR	231,576	05/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2006/1593	9/30/2015	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: FAIR JAMES J JR & W					
1666/0616	1/28/2010	WD	U	V	30
GRANTOR: HIDEAWAY DEVELOPMENT					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W26 FSP=[YR=2015] N10 W12 S10 E12\$ W24 S45 E9 FOP=[YR=2015] S7 E12 N2 E11 N5 FGR=[YR=2015] E18 N21 W4 FST=[YR=2015] W6 S3 E6 N3\$ S3 W6 N3 W9 S21 E1\$ W14 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 N21 E19 N24\$.											