



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	215,081
FGR	440	55	242	26,103
FOP	74	30	22	2,373
FSP	160	40	64	6,903

TOTALS	2,668		2,322	250,460
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	464.00	SF	6.50
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,322	122.2795	116.17	269,747	2008	2008	0	0	0	7.15	92.85
1 SINGLE FAM - 100% - 2019 Heated Area: 1994 HX Base Yr 2019												

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

86042 FORTUNE DR, YULEE												
TOTAL OB/XF 4,888												

LAND DESCRIPTION										TOTAL OB/XF 4,888									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										250,460									
TOTAL MARKET OB/XF VALUE										4,888									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										305,348									
SOH/AGL Deduction										126,576									
ASSESSED VALUE										178,772									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										128,772									
TOTAL JUST VALUE										305,348									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										283,753									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21645	CO ISSUED	175,362	10/30/2008
M14058	MECH OTHER	0	08/01/2008
B21645	NEW CONSTR	175,362	07/01/2008
E21047	ELEC OTHER	2,000	07/01/2008
R11393	REPAIR/RRF	2,800	07/01/2008
P13356	OTHER	0	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2716/724	5/31/2024	WD	Q	I	01	365,000	
GRANTOR: JOHNSON ALISHA							
GRANTEE: EVANS VICTORIA BROO							
2215/0777	7/27/2018	WD	Q	I	01	220,000	
GRANTOR: BARGER MICHAEL W & RE							
GRANTEE: JOHNSON ALISHA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W15 FSP=[YR=2008] N4 W20 S8 E20 N4\$ S4 W20 N4 W15 S33 FGR=[YR=2008] S22 E20 N22 W20\$ E20 S16 E9 FOP=[YR=2008] S4 E10 N6 W2 N3 W6 S5 W2\$ E2 N5 E6 S3 E13 N47\$.									