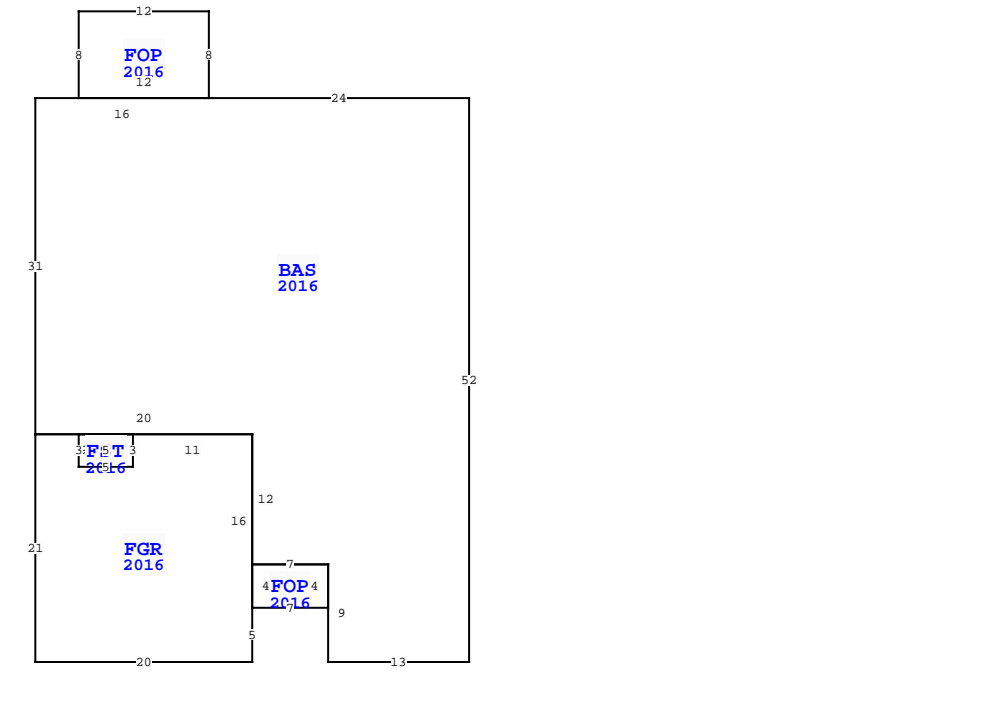




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,873	125.9986	119.70	224,198	2016	2016	0	0	3.15	96.85



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	1,597	100	1,597	185,139
FGR	420	55	231	26,780
FOP	28	30	8	928
FOP	96	30	29	3,362
FST	15	55	8	928
TOTALS	2,156		1,873	217,136

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			217,136
TOTAL MARKET OB/XF VALUE			5,979
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			273,115
SOH/AGL Deduction			175,396
ASSESSED VALUE			97,719
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			47,719
TOTAL JUST VALUE			273,115
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632013	NEW CONSTR	0	04/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/1218	8/28/2017	WD	U	I	11	100

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HERNANDEZ ROGELIO J

2116/1366	4/21/2016	WD	Q	I	01	195,000
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GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HERNANDEZ ROGELIO J

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	96	225	
2	0810	CONCRETE A	0 100	0	0	431.00	SF	6.50	6.50	100	2016	2016	3	96	2,689	
3	0476	VF 6 SBPL	0 100	0	0	78.00	LF	32.00	32.00	100	2022	2022	3	99	2,471	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

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

86206 FORTUNE DR, YULEE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W24 FOP=[YR=2016] N8 W12 S8 E12\$ W16 S31											
FGR=[YR=2016] S21 E20 N5 FOP=[YR=2016] E7 N4 W7 S4\$ N16 W11											
FST=[YR=2016] S3 W5 N3 E5\$ W9\$ E20 S12 E7 S9 E13 N52\$.											

LAND DESCRIPTION												TOTAL OB/XF												5,979				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000											