

LOT 190
IN OR 1940/1542
THE HIDEAWAY #2 PB 7/233

WILLIAMS DONNA B/SWEAZY MICHAEL E
86338 FORTUNE DR
YULEE, FL 32097

2024

42-2N-27-4370-0190-0000



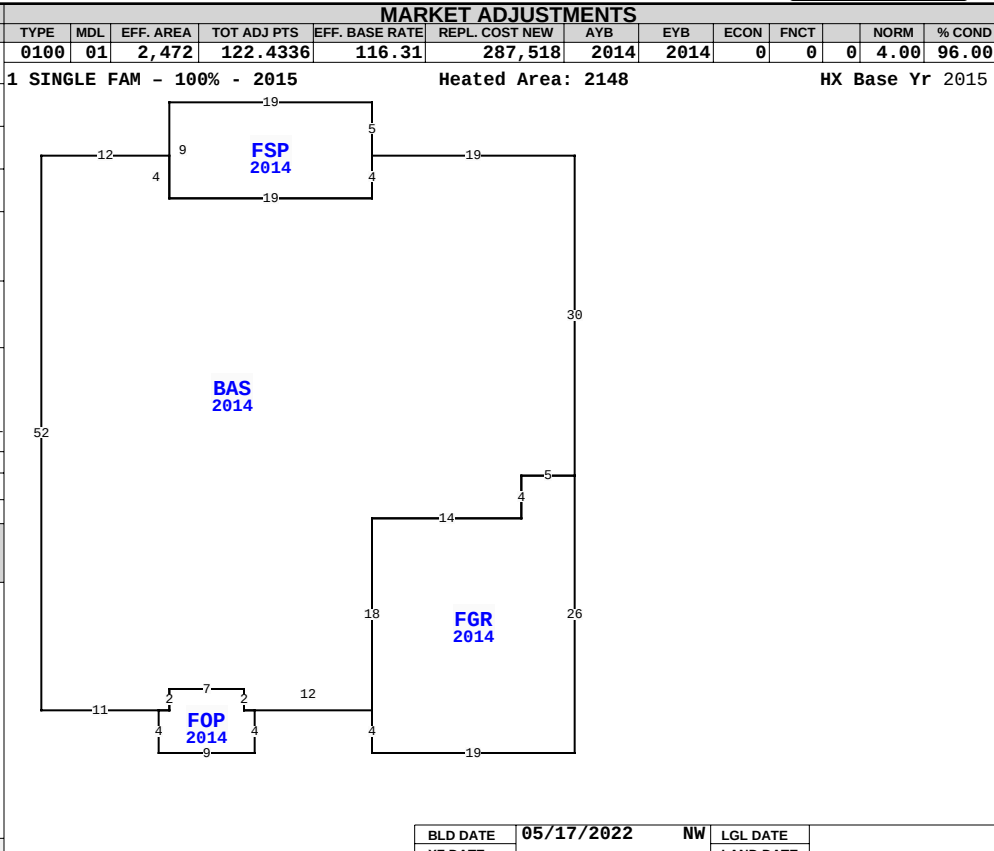
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,148	100	2,148	239,841
FGR	438	55	241	26,910
FOP	50	30	15	1,675
FSP	171	40	68	7,593
TOTALS	2,807		2,472	276,017

TOTALS		27,001	27,472	270,021			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0861	POOL GUNIT	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



86338 FORTUNE DR, YULEE

BLD DATE	05/17/2022	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
STANDARD												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 276,017												
TOTAL MARKET OB/XF VALUE 32,535												
TOTAL LAND VALUE - MARKET 50,000												
TOTAL MARKET VALUE 358,552												
SOH/AGL Deduction 121,576												
ASSESSED VALUE 236,976												
TOTAL EXEMPTION VALUE HX HB 50,000												
BASE TAXABLE VALUE 186,976												
TOTAL JUST VALUE 358,552												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 335,531												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001764	SWIM POOL	34,786	03/01/2017
B1428703	CO ISSUED	0	09/02/2014
B1428703	NEW CONSTR	259,816	04/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1940/1542	9/25/2014	WD	Q	I	01	203,900			
GRANTOR:SEDA CONSTRUCTION COM									
GRANTEE:WILLIAMS DONNA B &									
1666/0616	1/28/2010	WD	U	V	30	2,491,000			
GRANTOR:HIDEAWAY DEVELOPMENT									
GRANTEE:SEDA CONSTRUCTION C									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2014] W19 FSP=[YR=2014] N5 W19 S9 E19 N4 \$ S4 W19 N4 W12 S52 E11 FOP=[YR=2014] S4 E9 N4 W1 N2 W7 S2 W1 \$ E1 N2 E7 S2 E12 FGR=[YR=2014] S4 E19 N26 W5 S4 W14 S18 \$ N18 E14 N4 E5 N30 \$.												