

LOT 191
IN OR 1895/1846
THE HIDEAWAY #2 PB 7/233

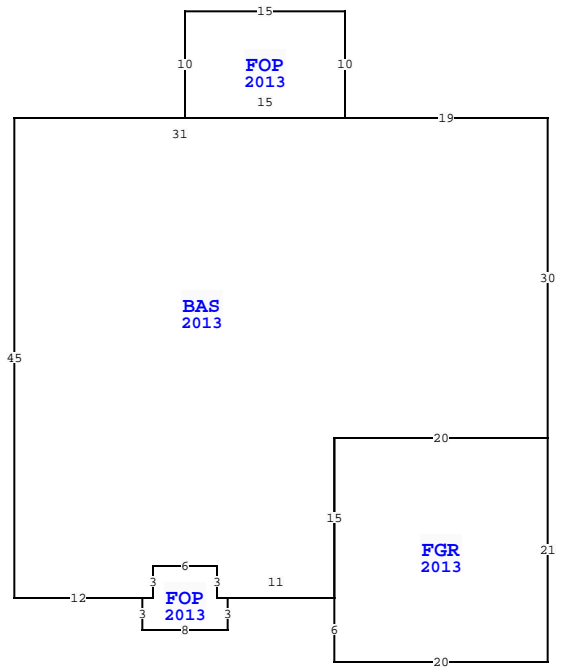
CURTRIGHT MARTY E & MICHELLE D
86346 FORTUNE DR
YULEE, FL 32097

2024

42-2N-27-4370-0191-0000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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
BAS	1,932	100	1,932
FGR	420	55	231
FOP	42	30	13
FOP	150	30	45
TOTALS	2,544		2,221
			254,124

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,221	126.1113	119.81	266,098	2013	2013	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2014 Heated Area: 1932 HX Base Yr 2014											



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,124
TOTAL MARKET OB/XF VALUE		2,410
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		306,534
SOH/AGL Deduction		126,536
ASSESSED VALUE		179,998
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,998
TOTAL JUST VALUE		306,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327560	CO ISSUED	0	12/11/2013
B1327560	NEW CONSTR	229,962	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/1846	12/20/2013	WD Q	Q	I	01	181,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CURTRIGHT MARTY E &						
1666/0616	1/28/2010	WD U	V	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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	0811	CONCRETE B	0	100	0	493.00	SF	5.20	5.20	100	2013	2013	3	94	2,410	

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	01/01/2019
INC DATE			AG DATE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W19 FOP=[YR=2013] N10 W15 S10 E15 \$ W31 S45 E12 FOP=[YR=2013] S3 E8 N3 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E11 FGR=[YR=2013] S6 E20 N21 W20 S15 \$ N15 E20 N30 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	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							