LOT 88
THE HIDEAWAY #2 PB 7/233

FIGUEROA ANTHONY P & ALEXANDRIA
86015 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0088-0000

BUILDING CHARACTERISTICS

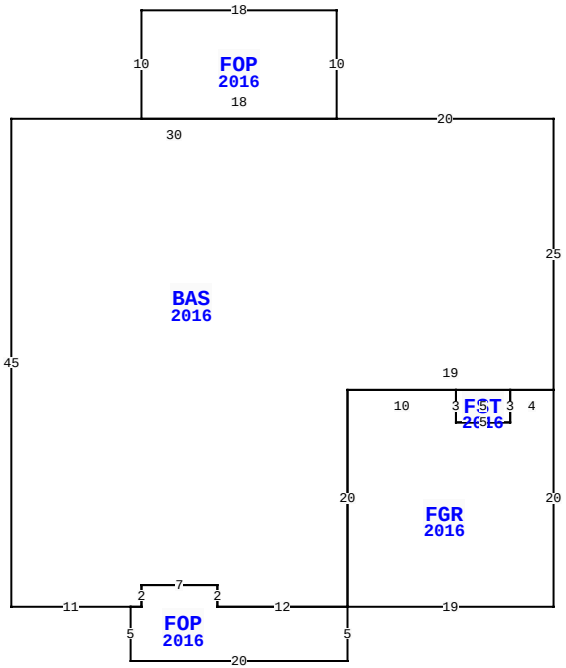
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2016	1,856	224,909
FGR	365	55	2016	201	24,357
FOP	114	30	2016	34	4,120
FOP	180	30	2016	54	6,544
FST	15	55	2016	8	969
TOTALS	2,530			2,153	260,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	125.7732	125.77	270,783	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2025 Heated Area: 1856 HX Base Yr



86015 FORTUNE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,899
TOTAL MARKET OB/XF VALUE		3,718
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		314,617
SOH/AGL Deduction		0
ASSESSED VALUE		314,617
TOTAL EXEMPTION VALUE	13	314,617
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		314,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632081	NEW CONSTR	233,473	04/14/2016
B1529875	NEW CONSTR	243,377	01/01/2015
B23743	NEW CONSTR	179,738	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1221	7/09/2021	WD	Q	I	01	284,000
GRANTOR: SUAREZ DAVID M & MARI						
GRANTEE: FIGUEROA ANTHONY P						
2087/1259	12/05/2016	WD	Q	I	01	210,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SUAREZ DAVID M & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 FOP=[YR=2016] N10 W18 S10 E18$ W30 S45 E11 FOP=[YR=2016] S5 E20 N5FGR=[YR=2016] E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2W1$ E1 N2 E7 S2 E12 N20 E19 N25$.

EXTRA FEATURES

LN	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	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
2	0810	CONCRETE A	0	100	0	0	542.00	SF	6.50	6.50	100	2016	2016	3	95	3,347	

LAND DESCRIPTION

TOTAL OB/XF 3,718

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS