LOT 89
THE HIDEAWAY #2 PB 7/233

CHAVEZ FRANK J
86025 FORTUNE DRIVE
YULEE, FL 32097

2025

42-2N-27-4370-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

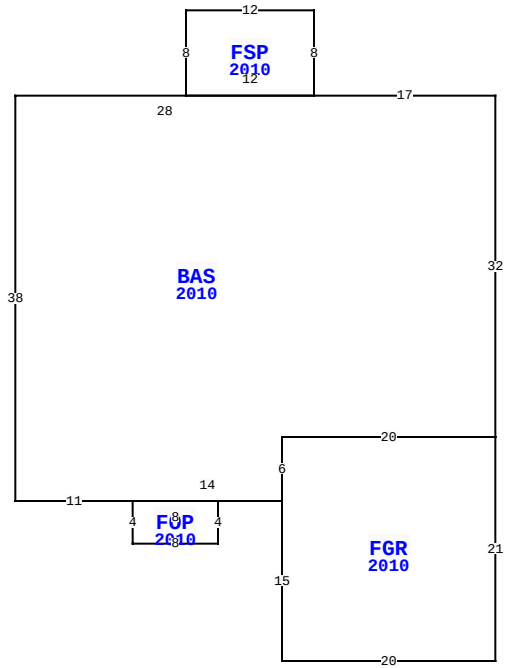
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,590	100	2010	1,590	189,362
FGR	420	55	2010	231	27,511
FOP	32	30	2010	10	1,191
FSP	96	40	2010	38	4,526
TOTALS	2,138			1,869	222,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	127.5764	127.58	238,447	2010	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2025 Heated Area: 1590 HX Base Yr 2025



86025 FORTUNE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,590
TOTAL MARKET OB/XF VALUE		4,769
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,359
SOH/AGL Deduction		0
ASSESSED VALUE		277,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,637
TOTAL JUST VALUE		277,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23289	CO ISSUED	0	05/26/2010
E22513	ELEC OTHER	0	03/01/2010
P14165	PLUMBING	0	03/01/2010
B23289	NEW CONSTR	210,566	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1750	3/29/2024	WD	Q	I	01	359,000
GRANTOR: LIVINGOOD JOSHUA RONA						
GRANTEE: CHAVEZ FRANK J						
9999/9999	5/28/2010	CN	Q	I	01	166,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LIVINGOOD JOSHUA RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W17 FSP=[YR=2010] N8 W12 S8 E12$ W28 S38 E11 FOP=[YR=2010] S4 E8 N4 W8$ E14 FGR=[YR=2010] S15 E20 N21 W20 S6$ N6 E20 N32$.

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	0811	CONCRETE B	0	100	0	0	569.00	SF	5.20	5.20	100	2010	2010	3	90	2,663	
2	0855	CONC PAVER	0	100	20	16	320.00	SF	7.00	7.00	100	2014	2014	3	94	2,106	

LAND DESCRIPTION

TOTAL OB/XF 4,769

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