

LOT 90
IN OR 1622/359
THE HIDEAWAY #2 PB 7/233

JONES ERVIN A & MILLIE A
86035 FORTUNE DRIVE
YULEE, FL 32097

2025

42-2N-27-4370-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 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

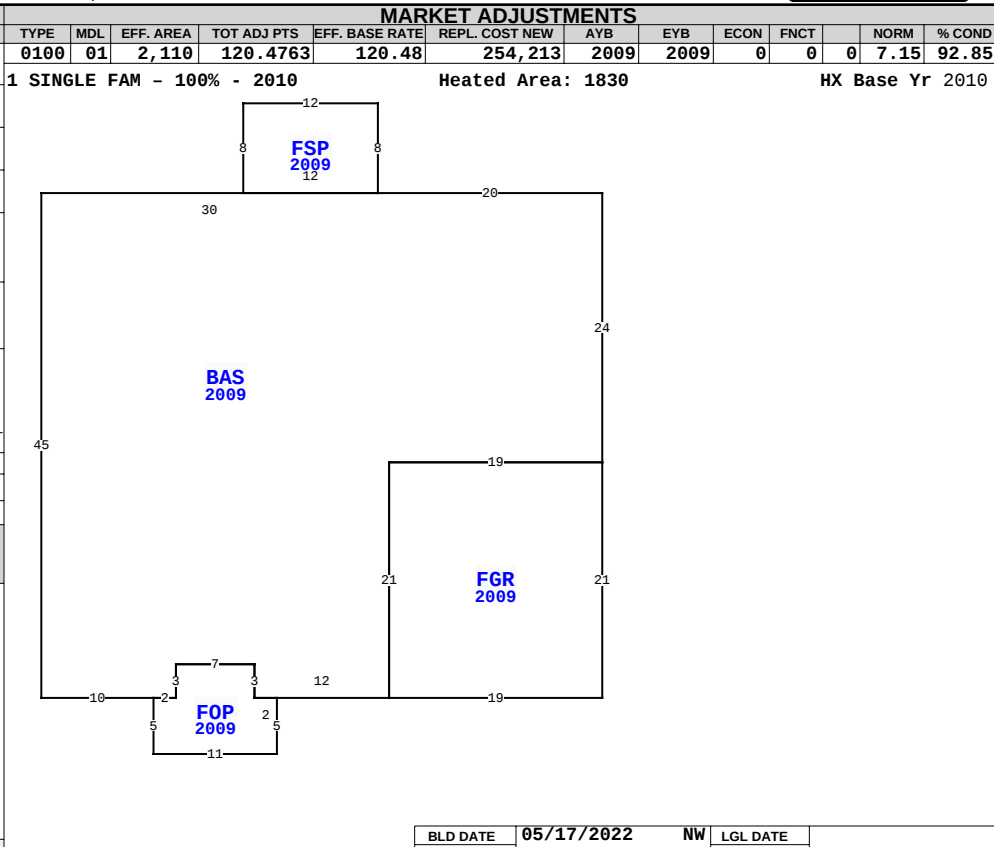
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2009	1,830	204,714
FGR	399	55	2009	219	24,498
FOP	76	30	2009	23	2,573
FSP	96	40	2009	38	4,251
TOTALS	2,401			2,110	236,037

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	100	0	590.00	SF	5.20	
2	0810	CONCRETE A	0	100	21	63.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86035 FORTUNE DR, YULEE				

TOTAL OB/XF									
3,095									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	236,037		
TOTAL MARKET OB/XF VALUE	3,095		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	289,132		
SOH/AGL Deduction	136,746		
ASSESSED VALUE	152,386		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	101,664		
TOTAL JUST VALUE	289,132		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	278,561		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21961	CO ISSUED	0	01/23/2009
E21396	NEW CONSTR	2,000	11/01/2008
M14249	H/AC	0	11/01/2008
P13522	NEW CONSTR	0	10/01/2008
R11576	REPAIR/RRF	2,800	10/01/2008
B21961	NEW CONSTR	156,816	10/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1622/0359	4/24/2009	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: JONES ERVIN A & MIL					
1553/1158	3/03/2008	WD	U	V	19
GRANTOR: HIDEAWAY DEVELOPMENT					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009]	W20	FSP=[YR=2009]	N8	W12	S8	E12	W30	S45	E10
FOP=[YR=2009]	S5	E11	N5	W2	N3	W7	S3	W2	E2
FGR=[YR=2009]	E19	N21	W19	S21	N21	E19	N24	S.	