LOT 94
IN OR 1826/1647
THE HIDEAWAY #2 PB 7/233

CONNER CECIL L & PAMELA A
86075 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

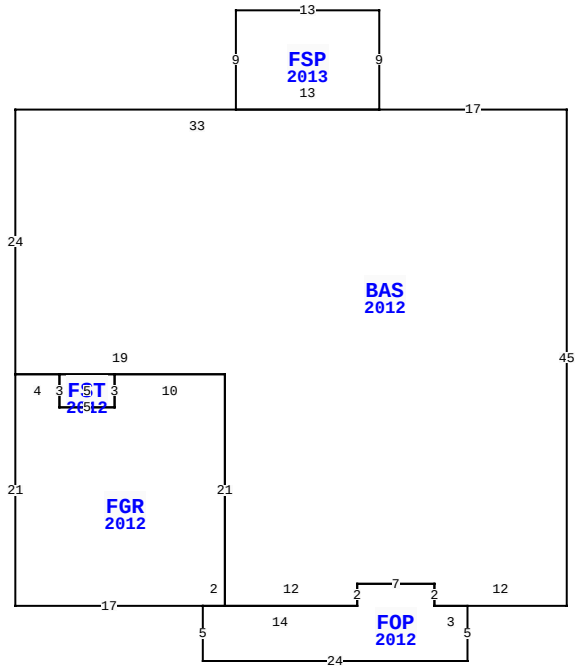
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	2012	1,837	205,434
FGR	384	55	2012	211	23,597
FOP	134	30	2012	40	4,474
FSP	117	40	2013	47	5,256
FST	15	55	2012	8	895
TOTALS	2,487			2,143	239,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	118.3350	118.34	253,603	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1837 HX Base Yr 2013



86075 FORTUNE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,655
TOTAL MARKET OB/XF VALUE		2,889
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		292,544
SOH/AGL Deduction		122,004
ASSESSED VALUE		170,540
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,818
TOTAL JUST VALUE		292,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226623	REMODEL	800	11/01/2012
C25412	CO ISSUED	0	03/30/2012
E24528	NEW CONSTR	0	01/01/2012
E24600	NEW CONSTR	0	01/01/2012
M16805	H/AC	0	01/01/2012
B25412	NEW CONSTR	209,110	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1826/1647	11/15/2012	WD	Q	I	01	162,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CONNER CECIL L & PA						
1571/1032	6/12/2008	WD	U	V	19	182,500
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FSP=[YR=2013] N9 W13 S9 E13$ W33 S24
FGR=[YR=2012] S21 E17 FOP=[YR=2012] S5 E24 N5 W3 N2 W7 S2
W14$ E2 N21 W10 FST=[YR=2012] W5 S3 E5 N3$ S3 W5 N3 W4$ E19
S21 E12 N2 E7 S2 E12 N45$.

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	525.00	SF	5.20	5.20	100	2012	2012	3	92	2,512	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2012	2012	3	92	377	

LAND DESCRIPTION

TOTAL OB/XF 2,889

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