LOT 95
IN OR 2233/227
THE HIDEAWAY #2 PB 7/233

TERRELL RYAN J & MEGAN K
86087 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

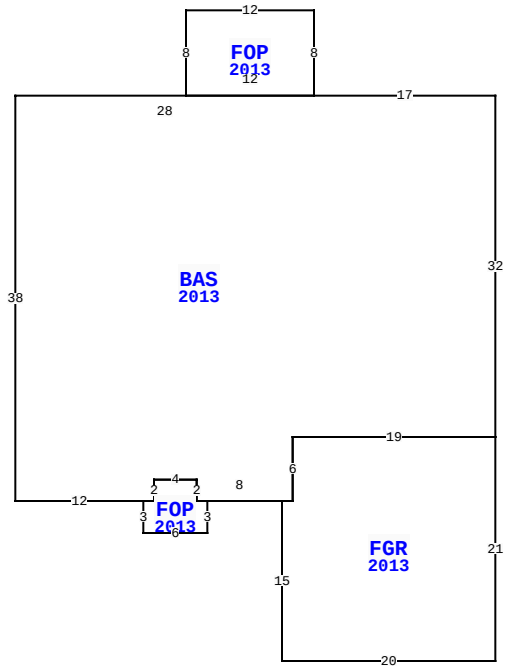
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	2013	1,588	193,354
FGR	414	55	2013	228	27,761
FOP	26	30	2013	8	974
FOP	96	30	2013	29	3,531
TOTALS	2,124			1,853	225,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	128.3653	128.37	237,870	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1588 HX Base Yr 2019



86087 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		225,620
TOTAL MARKET OB/XF VALUE		2,597
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		278,217
SOH/AGL Deduction		86,565
ASSESSED VALUE		191,652
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,930
TOTAL JUST VALUE		278,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226637	CO ISSUED	0	04/03/2013
E1325737	ELEC OTHER	0	01/01/2013
M1317845	H/AC	0	01/01/2013
P1216268	NEW CONSTR	0	12/01/2012
B1226637	NEW CONSTR	189,172	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/0227	10/26/2018	WD	Q	I	01	212,500
GRANTOR: PULLAM PHILIP M & JON						
GRANTEE: TERRELL RYAN J & ME						
1864/0976	6/14/2013	WD	Q	I	02	168,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PULLAM PHILIP M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] N8 W12 S8 E12 $ W28 S38 E12
FOP=[YR=2013] S3 E6 N3 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E8
FGR=[YR=2013] S15 E20 N21 W19 S6 W1 $ E1 N6 E19 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	537.00	SF	5.20	5.20	100	2013	2013	3	93	2,597	

LAND DESCRIPTION

TOTAL OB/XF 2,597

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		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