LOT 99
THE HIDEAWAY #2 PB 7/233

MAXWELL DEBORAH O
86133 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0099-0000

BUILDING CHARACTERISTICS

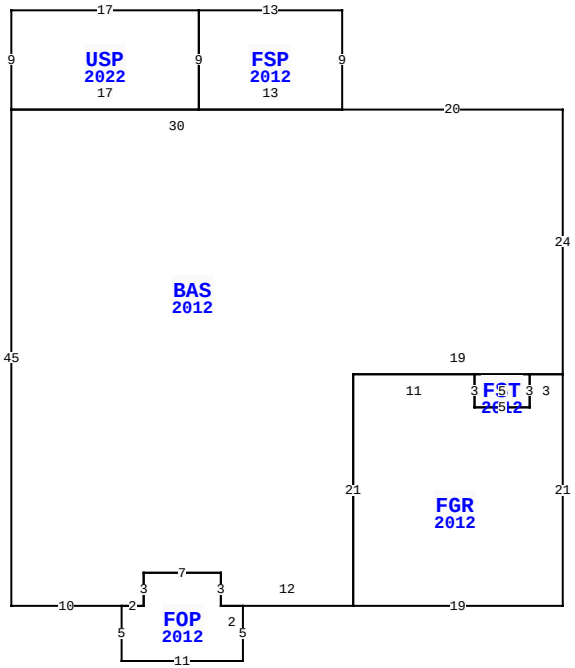
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2012	1,830	215,601
FGR	384	55	2012	211	24,859
FOP	76	30	2012	23	2,710
FSP	117	40	2012	47	5,537
FST	15	55	2012	8	943
USP	153	30	2022	46	5,419
TOTALS	2,575			2,165	255,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	124.8716	124.87	270,344	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2020 Heated Area: 1830 HX Base Yr



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

86133 FORTUNE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,070
TOTAL MARKET OB/XF VALUE		9,070
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		314,140
SOH/AGL Deduction		78,645
ASSESSED VALUE		235,495
TOTAL EXEMPTION VALUE	13	235,495
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		314,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013752	ADDITION	5,089	10/07/2021
C25156	CO ISSUED	0	01/19/2012
E23851	NEW CONSTR	0	10/01/2011
E23871	NEW CONSTR	0	10/01/2011
M16595	H/AC	0	10/01/2011
P14999	NEW CONSTR	0	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/1996	8/23/2019	WD	Q	I	01	232,500
GRANTOR: GALBRAITH BURDUS H II						
GRANTEE: MAXWELL JAMES E JR						
2240/0420	11/14/2018	WD	Q	I	02	220,000
GRANTOR: POCERNIK BRADY						
GRANTEE: GALBRAITH BURDUS H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 FSP=[YR=2012] N9 W13 USP=[YR=2022] W17 S9 E17 N9$ S9 E13$ W30 S45 E10 FOP=[YR=2012] S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E12 FGR=[YR=2012] E19 N21 W3 FST=[YR=2012] W5 S3 E5 N3$ S3 W5N3 W11 S21$ N21 E19 N24$.

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	0	0	632.00	SF	6.50	6.50	100	2012	2012	3	92	3,779	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2012	2012	3	92	341	
3	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	100	2022	2022	3	99	4,950	

LAND DESCRIPTION

TOTAL OB/XF 9,070

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 12/08/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS