

NACHTMAN WENDY A/SCOTT ROBERT A
86165 FORTUNE DR
YULEE, FL 32097

42-2N-27-4370-0102-0000



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 70
08SHT VINYL 30
03CENTRAL 100
04AIR DUCTED 100
4 100
3 100

02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

06Quality Level 06
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4071.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS2,40610020092,406263,653
FGR40055200922024,108
FOP76302009232,520
FOP182302009556,027

TOTALS3,0642,704296,308

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA
0100012,704118.0176118.02
1 SINGLE FAM - 100% - 2019Heated Area: 2406HX Base Yr 2019

BLD DATE05/17/2022NW
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

Tax Group: 4Tax Dist:
BUILDING MARKET VALUE296,308
TOTAL MARKET OB/XF VALUE14,720
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE361,028
SOH/AGL Deduction115,051
ASSESSED VALUE245,977
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE195,255
TOTAL JUST VALUE361,028
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE348,024

EXTRA FEATURES

86165 FORTUNE DR, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10811CONCRETE B010000544.00SF5.205.20100200920093892,518
20810CONCRETE A010028384.00SF6.506.5010020092009389486
30911SCRN RM A010000396.00SF21.8821.88100202120213907,796
40855CONC PAVER010000396.00SF10.0010.00100202120213993,920

LAND DESCRIPTION

TOTAL OB/XF14,720

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CRES1000003PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE08/12/2021BY NWTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS