LOT 104
THE HIDEAWAY #2 PB 7/233

LAFRENIERE JULIE ALISON & EDWARD MAURICE
86197 FORTUNE DRIVE
YULEE, FL 32097

**2025**

**42-2N-27-4370-0104-0000**

## BUILDING CHARACTERISTICS

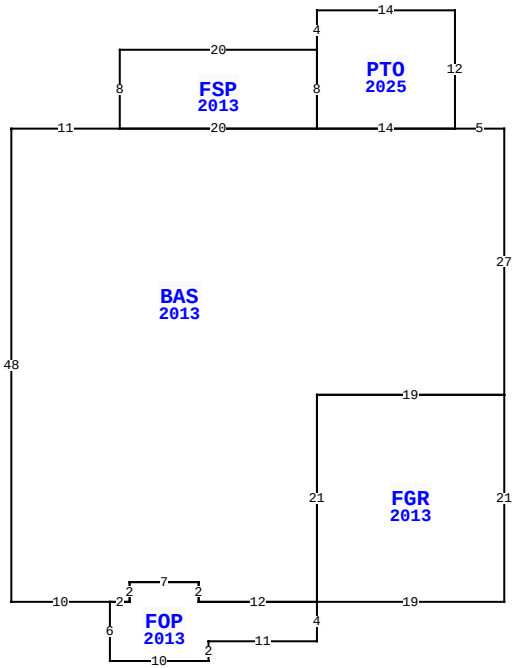
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,987 | 100 | 2013 | 1,987 | 245,716 |
| FGR | 399 | 55 | 2013 | 219 | 27,082 |
| FOP | 118 | 30 | 2013 | 35 | 4,328 |
| FSP | 160 | 40 | 2013 | 64 | 7,914 |
| PTO | 168 | 5 | 2025 | 8 | 989 |
| TOTALS | 2,832 | | | 2,313 | 286,029 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,313 | 130.1685 | 130.17 | 301,083 | 2013 | 2013 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1987 HX Base Yr 2018




86197 FORTUNE DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 286,029 |
| TOTAL MARKET OB/XF VALUE | | 5,894 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 341,923 |
| SOH/AGL Deduction | | 142,140 |
| ASSESSED VALUE | | 199,783 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 149,061 |
| TOTAL JUST VALUE | | 341,923 |
| NCON VALUE | | 3,331 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 326,951 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327620 | CO ISSUED | 0 | 01/14/2014 |
| B1327620 | NEW CONSTR | 233,521 | 08/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2788/62 | 5/14/2025 | WD | Q | I | 01 | 385,000 |
| GRANTOR: EZA JOHN CHARLES & JA | | | | | | |
| GRANTEE: LAFRENIERE JULIE AL | | | | | | |
| 2121/1709 | 5/18/2017 | WD | Q | I | 02 | 217,900 |
| GRANTOR: MILLER CHRISTOPHER T | | | | | | |
| GRANTEE: EZA JOHN CHARLES & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W5 W14 W20 W11 S48 E10 E2 N2 E7 S2 E12 N21 E19 N27 $
FGR=[YR=2013;ORIG=-19,48] E19 N21 W19 S21 $
FSP=[YR=2013;ORIG=-19,0] N8 W20 S8 E20 $
FOP=[YR=2013;ORIG=-40,48] S6 E10 N2 E11 N4 W12 N2 W7 S2 W2 $
PTO=[YR=2025;ORIG=-19,-12] E14 S12 W14 N8 N4 $
.

## 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 | 735.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 93 | 3,554 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 65 | 4 | 260.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2020 | | 90 | 2,340 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,894

| 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 02/28/2025 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS