LOT 107
IN OR 1955/12
THE HIDEAWAY #2 PB 7/233

FULLER CHASE M
86227 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0107-0000

BUILDING CHARACTERISTICS

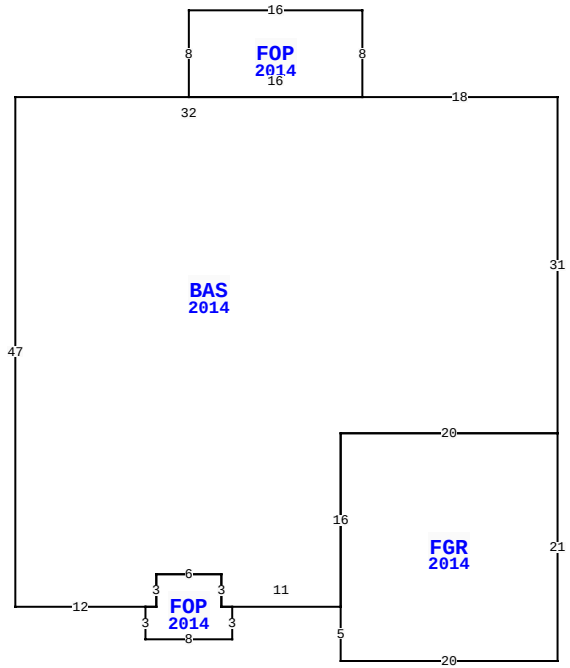
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,012	100	2014	2,012	240,144
FGR	420	55	2014	231	27,571
FOP	42	30	2014	13	1,552
FOP	128	30	2014	38	4,535
TOTALS	2,602			2,294	273,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	124.9843	124.98	286,704	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2012 HX Base Yr 2019



86227 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		273,802
TOTAL MARKET OB/XF VALUE		3,035
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,837
SOH/AGL Deduction		103,069
ASSESSED VALUE		223,768
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,046
TOTAL JUST VALUE		326,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428834	CO ISSUED	0	09/23/2014
B1428834	NEW CONSTR	242,252	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1955/0012	12/19/2014	WD	Q	I	01	193,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FULLER CHASE M						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FOP=[YR=2014] N8 W16 S8 E16 $ W32 S47 E12
FOP=[YR=2014] S3 E8 N3 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11
FGR=[YR=2014] S5 E20 N21 W20 S16 $ N16 E20 N31 $.

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	621.00	SF	5.20	5.20	100	2014	2014	3	94	3,035	

LAND DESCRIPTION

TOTAL OB/XF 3,035

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 01/02/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS