LOT 111
IN OR 2058/1322
THE HIDEAWAY #2 PB 7/233

TOTZKE TODD N & BONNIE S
86269 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0111-0000

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	11	CLAY TILE 100
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

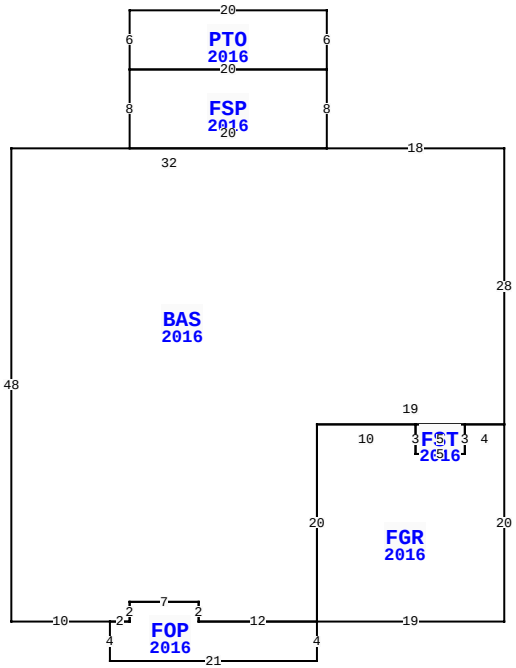
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2016	2,006	261,796
FGR	365	55	2016	201	26,232
FOP	98	30	2016	29	3,785
FSP	160	40	2016	64	8,352
FST	15	55	2016	8	1,044
PTO	120	5	2016	6	783
TOTALS	2,764			2,314	301,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	135.2400	135.24	312,945	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2006 HX Base Yr



86269 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		301,992
TOTAL MARKET OB/XF VALUE		3,617
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		355,609
SOH/AGL Deduction		19,526
ASSESSED VALUE		336,083
TOTAL EXEMPTION VALUE	13	336,083
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		355,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632893	SCRN RM	0	08/23/2016
B1631710	CO ISSUED	0	06/24/2016
B1631710	NEW CONSTR	249,532	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2058/1322	7/07/2016	WD	Q	I	02	206,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TOTZKE TODD N & BON						
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=2016] W18 FSP=[YR=2016] N8 PTO=[YR=2016] N6 W20 S6 E20$ W20 S8 E20$ W32 S48 E10 FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2 W2$ E2 N2 E7 S2 E12 N20 E19 N28$.

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	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
2	0811	CONCRETE B	0	100	0	0	657.00	SF	5.20	5.20	100	2016	2016	3	95	3,246	

LAND DESCRIPTION

TOTAL OB/XF 3,617

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 05/17/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS