LOT 112
THE HIDEAWAY #2 PB 7/233

ARNOLD GLORIA D
86279 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

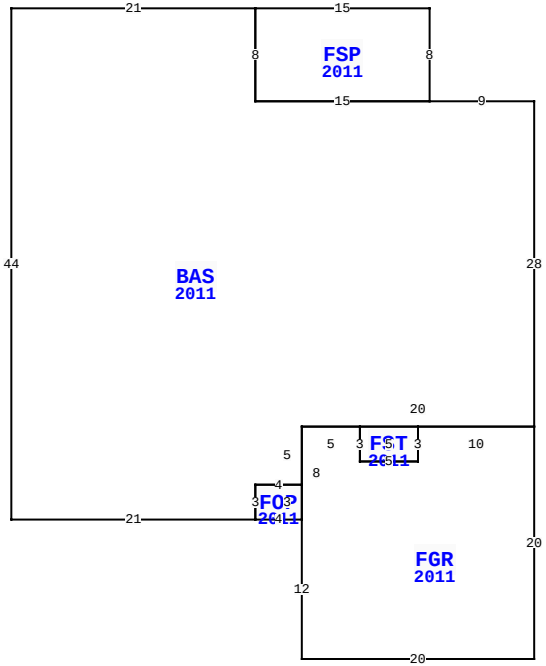
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,616	100	2011	1,616	195,704
FGR	385	55	2011	212	25,674
FOP	12	30	2011	4	484
FSP	120	40	2011	48	5,813
FST	15	55	2011	8	969
TOTALS	2,148			1,888	228,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	129.0415	129.04	243,628	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 0% - 0 Heated Area: 1616 HX Base Yr



86279 FORTUNE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	228,645
TOTAL MARKET OB/XF VALUE	8,255
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	286,900
SOH/AGL Deduction	0
ASSESSED VALUE	286,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,900
TOTAL JUST VALUE	286,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25051	CO ISSUED	0	12/12/2011
E23872	NEW CONSTR	0	10/01/2011
M16573	H/AC	0	10/01/2011
P14981	NEW CONSTR	0	09/01/2011
E23748	NEW CONSTR	0	08/01/2011
B25051	NEW CONSTR	182,519	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/1515	8/17/2021	WD	Q	I	01	275,000
GRANTOR: JONES MICHAEL T & PAM						
GRANTEE: ARNOLD GLORIA D						
1796/1035	5/29/2012	WD	Q	I	01	154,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JONES MICHAEL T & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W9 FSP=[YR=2011] N8 W15 S8 E15$ W15 N8 W21 S44 E21 FOP=[YR=2011] E4 FGR=[YR=2011] S12 E20 N20 W10 FST=[YR=2011] W5 S3 E5 N3$ S3 W5 N3 W5 S8$ N3 W4 S3$ N3 E4 N5 E20 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	0855	CONC PAVER	0	0	0	0	851.00	SF	10.00	10.00	100	2019	2019	3	97	8,255	

LAND DESCRIPTION

TOTAL OB/XF 8,255

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	0	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 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