LOT 113
THE HIDEAWAY #2 PB 7/233

DONALDSON ANDREW T & NICOLE HANNAH
86291 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

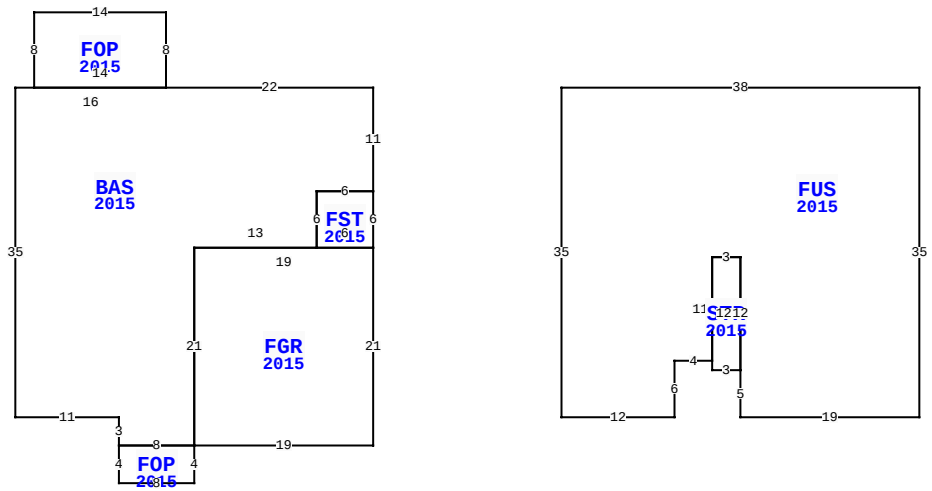
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	976	100	2015	976	114,430
FGR	399	55	2015	219	25,676
FOP	32	30	2015	10	1,172
FOP	112	30	2015	34	3,986
FST	36	55	2015	20	2,344
FUS	1,255	100	2015	1,255	147,141
STR	36	10	2015	4	469
TOTALS	2,846			2,518	295,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	122.3232	122.32	308,002	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2021 Heated Area: 2231 HX Base Yr 2021



86291 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		295,220
TOTAL MARKET OB/XF VALUE		2,989
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		348,209
SOH/AGL Deduction		83,475
ASSESSED VALUE		264,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,012
TOTAL JUST VALUE		348,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530719	NEW CONSTR	271,775	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0294	1/24/2020	WD	Q	I	01	249,000
GRANTOR: MORAN JOHN F III & TI						
GRANTEE: DONALDSON ANDREW T						
2020/1827	12/22/2015	WD	Q	I	01	220,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MORAN JOHN FRANCIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W22 FOP=[YR=2015] N8 W14 S8 E14$ W16 S35 E11 S3 FOP=[YR=2015] S4 E8 N4 FGR=[YR=2015] E19 N21 FST=[YR=2015] N6 W6 S6 E6$ W19 S21$ W8$ E8 N21 E13 N6 E6 N11$ PTR= E20 FUS=[YR=2015] E38 S35 W19 N5 STR=[YR=2015] N12 W3 S12 E3$ N12 W3 S11 W4 S6 W12 N35$ W20 $.

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	8	3	24.00	SF	6.50	6.50	100	2015	2015	3	95	148	
2	0811	CONCRETE B	0	100	0	0	575.00	SF	5.20	5.20	100	2015	2015	3	95	2,841	

LAND DESCRIPTION

TOTAL OB/XF 2,989

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 07/21/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS