LOT 117
THE HIDEAWAY #2 PB 7/233

AUSTIN DAVID G & CHAUNTEL N
86345 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0117-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
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

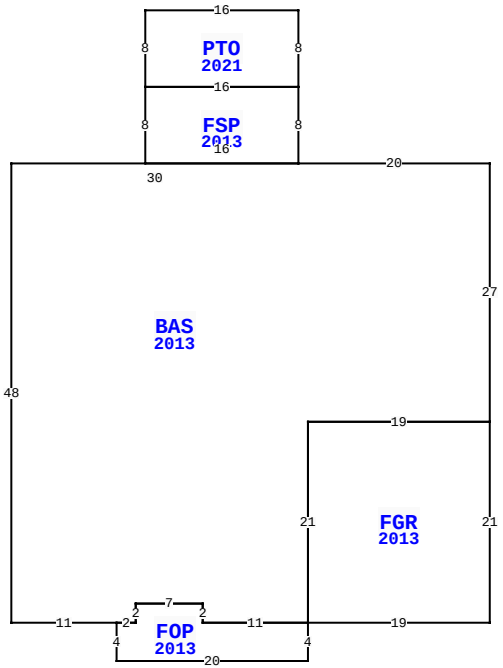
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2013	1,987	242,941
FGR	399	55	2013	219	26,776
FOP	94	30	2013	28	3,424
FSP	128	40	2013	51	6,236
PTO	128	5	2021	6	733
TOTALS	2,736			2,291	280,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,291	128.7034	128.70	294,852	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1987 HX Base Yr 2025



86345 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		280,109
TOTAL MARKET OB/XF VALUE		2,926
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		333,035
SOH/AGL Deduction		0
ASSESSED VALUE		333,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,313
TOTAL JUST VALUE		333,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327858	SCRNWALL	1,125	10/01/2013
B1327277	CO ISSUED	0	09/27/2013
E1326486	NEW CONSTR	0	08/01/2013
B1327277	NEW CONSTR	235,707	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0051	7/16/2019	WD	Q	I	01	235,000
GRANTOR: REGISTER MICHAEL R						
GRANTEE: AUSTIN DAVID G & CH						
2109/0882	3/20/2017	QC	U	I	11	92,300
GRANTOR: REGISTER MICHAEL R &						
GRANTEE: REGISTER MICHAEL R						

BUILDING NOTES

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	605.00	SF	5.20	5.20	100	2013	2013	3	93	2,926	

BUILDING DIMENSIONS

BAS=[YR=2013] W20 FSP=[YR=2013] N8 PTO=[YR=2021] N8 W16 S8 E16$ W16 S8 E16 $ W30 S48 E11 FOP=[YR=2013] S4 E20 N4 FGR=[YR=2013] E19 N21 W19S21 $ W11 N2 W7 S2 W2 $ E2 N2 E7 S2 E11 N21 E19 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 2,926

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