

LOT 119
IN OR 2238/1652
THE HIDEAWAY #2 PB 7/233

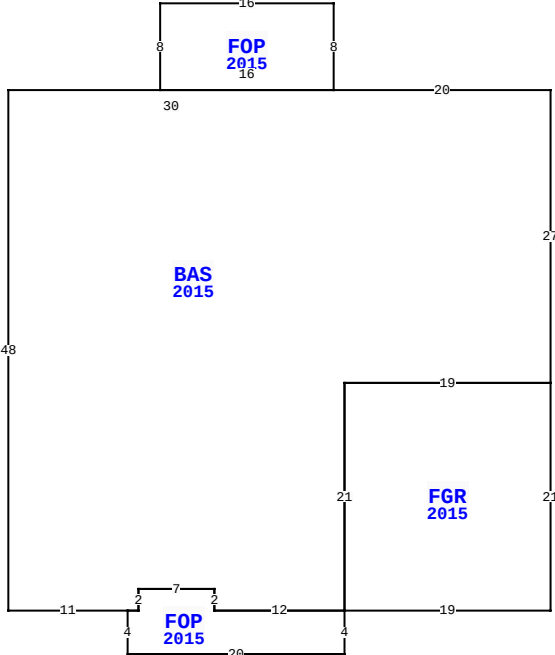
WILDES CEDRIC L & JENNIFER M
86367 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0119-0000



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
BAS	1,987	100
FGR	399	55
FOP	94	30
FOP	128	30
TOTALS	2,608	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,272	127.2383	127.24	289,089	2015	2015	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 1987 HX Base Yr 2019												
												
TOTALS	2,608		2,272	277,525								

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE			277,525			
TOTAL MARKET OB/XF VALUE			3,068			
TOTAL LAND VALUE - MARKET			50,000			
TOTAL MARKET VALUE			330,593			
SOH/AGL Deduction			104,299			
ASSESSED VALUE			226,294			
TOTAL EXEMPTION VALUE			HX HB		50,722	
BASE TAXABLE VALUE			175,572			
TOTAL JUST VALUE			330,593			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			318,095			

EXTRA FEATURES										86367 FORTUNE DR, YULEE				INC DATE		AG DATE	
L N	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	2015	2015	3	95	3,068	