

FORTIER JEAN M & RICHARD
86391 FORTUNE DR
YULEE, FL 32097

42-2N-27-4370-0121-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 70

Exterior Wall16WD FR STUC 30

03GABLE/HIP 100

Roof Structure03COMP SHNGL 100

05DRYWALL 100

Roof Cover08SHT VINYL 30

14CARPET 70

Interior Floor03CENTRAL 100

08AIR DUCTED 100

Interior Floor03CENTRAL 100

04AIR 100

Air Condition03CENTRAL 100

04AIR DUCTED 100

Heating TypeBedrooms2 100

02WOOD FRAME 100

Bathrooms1. 1. 100

00NONE 100

UnitsOccupancy

06Quality Level 06

Quality

0100SINGLE FAMILY

DOR CODE

MKT AREA04

MAP NUM

4071.00

NEIGHBORHOOD/LOC

2,16110020132,161237,376

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

40055201322024,166

FGRBAS

57302013171,868

FOPFGR

180302013545,932

FOPFOP

2,7982,452269,342

TOTALSTOTALS

EXTRA FEATURES

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

10811CONCRETE B010000540.00SF5.205.20100201320133932,611

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000100CRES100PUD0.000.001.00LT1.001.0050,000.0050,000.0050,000

REVIEW DATE05/12/2019BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,452115.8096115.81283,96620132013005.1594.85

1 SINGLE FAM - 100% - 2015Heated Area: 2161HX Base Yr 2015

Diagram showing building footprint (FOP 2013) and surrounding areas (BAS 2013, FGR 2013).

BLD DATE05/17/2022NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / RSNCDSALE PRICE

1906/16862/27/2014WDQI02198,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: FORTIER JEAN M & RI

1666/06161/28/2010WDU V 302,491,000

GRANTOR: HIDEAWAY DEVELOPMENT

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FOP=[YR=2013] N5 W20 S9 E20 N4 \$ S4 W20
N4 W15 S42 FGR=[YR=2013] S20 E20 N20 W20 \$ E20 S7 E10
FOP=[YR=2013] S3 E8 N6 W1 N2 W6 S5 W1 \$ E1 N5 E6 S2 E13 N46 \$.