LOT 122
IN OR 2064/526
THE HIDEAWAY #2 PB 7/233

BIRDEN WILLIA KAY
86394 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0122-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

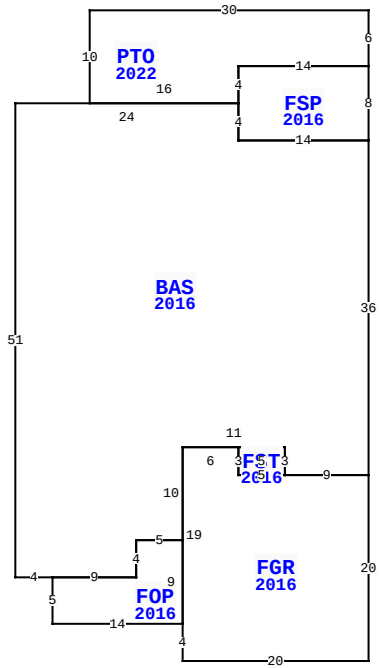
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	2016	1,609	197,563
FGR	418	55	2016	230	28,241
FOP	90	30	2016	27	3,315
FSP	112	40	2016	45	5,526
FST	15	55	2016	8	982
PTO	244	5	2022	12	1,474
TOTALS	2,488			1,931	237,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	127.2383	127.24	245,700	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1609 HX Base Yr



86394 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		237,100
TOTAL MARKET OB/XF VALUE		3,075
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		290,175
SOH/AGL Deduction		14,675
ASSESSED VALUE		275,500
TOTAL EXEMPTION VALUE	13	275,500
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		290,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631734	CO ISSUED	0	06/24/2016
B1631734	NEW CONSTR	205,473	02/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2064/0526	7/27/2016	WD	Q	I	01	198,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BIRDEN WESLEY CLAY						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] N6 W30 S10 E16 N4 E14$ FSP=[YR=2016] W14 S4 BAS=[YR=2016] W24 S51 E4 FOP=[YR=2016] S5 E14 FGR=[YR=2016] S4 E20 N20 W9 FST=[YR=2016] N3 W5 S3 E5$ W5 N3 W6 S19$ N9 W5 S4 W9$ E9 N4 E5 N10 E11 S3 E9 N36 W14 N4$ S4 E14 N8$.

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	10	3	30.00	SF	6.50	6.50	100	2016	2016	3	95	185	
2	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	2016	2016	3	95	2,890	

LAND DESCRIPTION

TOTAL OB/XF 3,075

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS