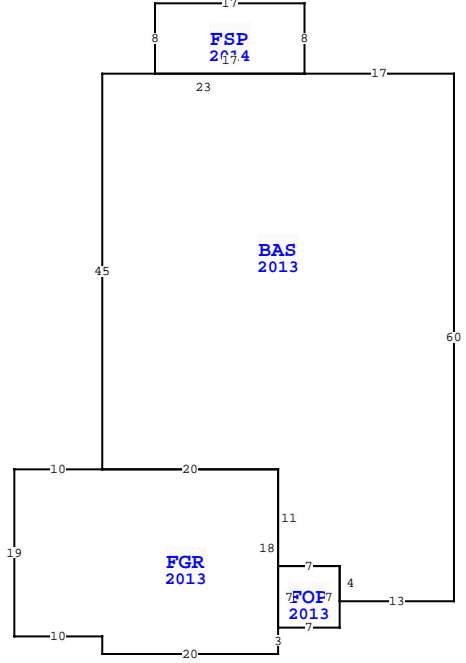




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	31 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating 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	2,072	100	2013	2,072	239,723
FGR	610	55	2013	336	38,874
FOP	49	30	2013	15	1,735
FSP	136	40	2014	54	6,247
TOTALS	2,867			2,477	286,580

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,477	122.4336	122.43	303,259	2012	2012	0	0	5.50	94.50	
1 SINGLE FAM - 0% - 2025 Heated Area: 2072 HX Base Yr												



86192 FORTUNE DR, YULEE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,580
TOTAL MARKET OB/XF VALUE			6,018
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			342,598
SOH/AGL Deduction			0
ASSESSED VALUE			342,598
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			342,598
TOTAL JUST VALUE			342,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428305	ADDITION	1,100	02/01/2014
B1327623	CO ISSUED	0	01/10/2014
B1327623	NEW CONSTR	252,181	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/581	7/12/2024	WD Q	Q	I	02	350,000
GRANTOR: PRYCE ANGELA CARTER						
GRANTEE: BRESHEARS VANCE F J						
2727/579	6/04/2024	WD U	U	I	11	100
GRANTOR: SUTHERLAND ROSEMARY						
GRANTEE: PRYCE ANGELA CARTER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W17 FSP=[YR=2014] N8 W17 S8 E17 \$ W23 S45 FGR=[YR=2013] W10 S19 E10 S2 E20 N3 FOP=[YR=2013] E7 N7 W7 S7 \$ N18 W20 \$ E20 S11 E7 S4 E13 N60 \$.	

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	
1	0811	CONCRETE B	0	0	0			783.00	SF	5.20	100	2013	2013	3	93	3,787
2	0855	CONC PAVER	0	0	0			230.00	SF	10.00	100	2019	2019	3	97	2,231

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								