

LOT 189
IN OR 2135/1421
THE HIDEAWAY #2 PB 7/233

FLORES DAVID J & VANESSA M
86304 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0189-0000
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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
BAS	888	100	2017
FGR	420	55	2017
FOP	45	30	2017
FOP	120	30	2017
FUS	1,101	100	2017
STR	39	10	2017
TOTALS	2,613		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0		285,751	2017	2017	0	0	3.10	96.90
				Heated Area: 1989			HX Base Yr				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			276,893
TOTAL MARKET OB/XF VALUE			2,895
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			329,788
SOH/AGL Deduction			3,422
ASSESSED VALUE			326,366
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			326,366
TOTAL JUST VALUE			329,788
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			317,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003954	CO ISSUED	0	05/04/2017
B1633147	NEW CONSTR	245,346	09/30/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2135/1421	7/21/2017	WD Q	Q I	02	217,000	
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FLORES DAVID J & VA						
1666/0616	1/28/2010	WD U	V	30	2,491,000	
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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	0810	CONCRETE A	0	0	0	464.00	SF	6.50	6.50	100	2017	2017	3	96	2,895	

BLD DATE		05/17/2022		NW		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W7 FOP=[YR=2017] N10 W12 S10 E12\$ W23 S26	
FGR=[YR=2017] S20 E21 N3 FOP=[YR=2017] E9 N5 W9 S5\$ N17	
W21\$ E21 S12 E9 N38\$ PTR=[YR=2017] E30 FUS=[YR=2017] E30	
S19 STR=[YR=2017] S13 W3 N13 E3\$ W3 S13 E3 S6 W30 N38\$ W30\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 2,895																								
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							