

LOT 190  
IN OR 1940/1542  
THE HIDEAWAY #2 PB 7/233

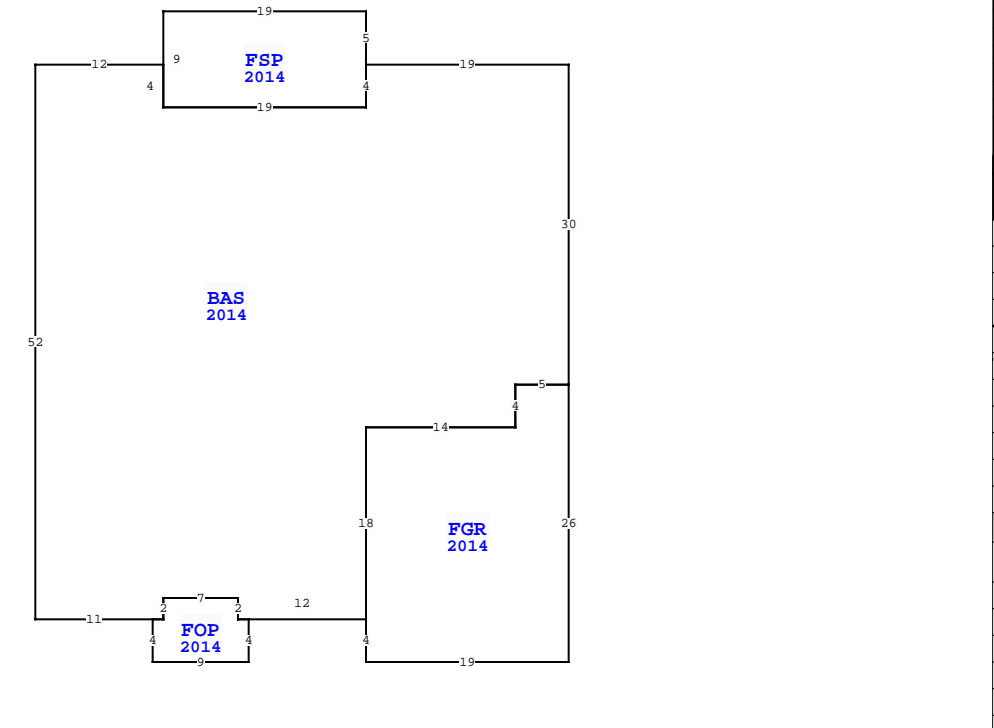
WILLIAMS DONNA B/SWEAZY MICHAEL E  
86338 FORTUNE DR  
YULEE, FL 32097

**2025**

42-2N-27-4370-0190-0000  
VALUATION SUMMARY

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,472	122.4336	122.43	302,647	2014	2014	0	0	4.50	95.50	



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,028
TOTAL MARKET OB/XF VALUE		31,636
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		370,664
SOH/AGL Deduction		126,816
ASSESSED VALUE		243,848
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,126
TOTAL JUST VALUE		370,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,552

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	2,148	100	2014	2,148	251,146
FGR	438	55	2014	241	28,178
FOP	50	30	2014	15	1,753
FSP	171	40	2014	68	7,950
TOTALS	2,807			2,472	289,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001764	SWIM POOL	34,786	03/01/2017
B1428703	CO ISSUED	0	09/02/2014
B1428703	NEW CONSTR	259,816	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/1542	9/25/2014	WD Q	Q	I	01	203,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: WILLIAMS DONNA B &  
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	0811	CONCRETE B	0	100	0	0			476.00	SF	5.20	100	2014	2014	3	94	2,327
2	0861	POOL GUNIT	0	100	0	0			320.00	SF	85.00	100	2019	2019	3	87	23,664
3	0855	CONC PAVER	0	100	0	0			582.00	SF	10.00	100	2019	2019	3	97	5,645

TOTAL OB/XF													31,636				
86338 FORTUNE DR, YULEE																	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2014] W19 FSP=[YR=2014] N5 W19 S9 E19 N4 \$ S4 W19 N4 W12 S52 E11 FOP=[YR=2014] S4 E9 N4 W1 N2 W7 S2 W1 \$ E1 N2 E7 S2 E12 FGR=[YR=2014] S4 E19 N26 W5 S4 W14 S18 \$ N18 E14 N4 E5 N30 \$.												

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								