LOT 191
IN OR 1895/1846
THE HIDEAWAY #2 PB 7/233

CURTRIGHT MARTY E & MICHELLE D
86346 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0191-0000

BUILDING CHARACTERISTICS

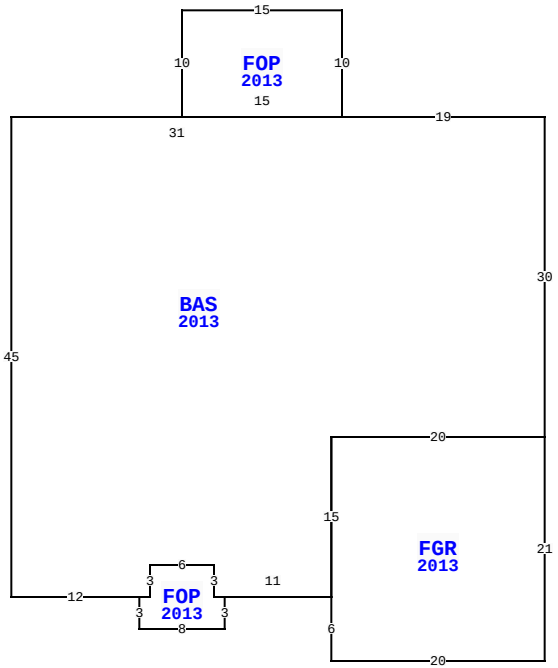
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,932	100	2013	1,932	231,463
FGR	420	55	2013	231	27,674
FOP	42	30	2013	13	1,557
FOP	150	30	2013	45	5,391
TOTALS	2,544			2,221	266,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	126.1113	126.11	280,090	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1932 HX Base Yr 2014



86346 FORTUNE DR, YULEE

BLD DATE	05/17/2022	NW	LGL DATE		
XF DATE			LAND DATE	01/01/2019	KB
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	266,086
TOTAL MARKET OB/XF VALUE	2,384
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	318,470
SOH/AGL Deduction	133,252
ASSESSED VALUE	185,218
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	134,496
TOTAL JUST VALUE	318,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327560	CO ISSUED	0	12/11/2013
B1327560	NEW CONSTR	229,962	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/1846	12/20/2013	WD	Q	I	01	181,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CURTRIGHT MARTY E &						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 FOP=[YR=2013] N10 W15 S10 E15 $ W31 S45 E12 FOP=[YR=2013] S3 E8 N3 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11 FGR=[YR=2013] S6 E20 N21 W20 S15 $ N15 E20 N30 $.

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	0811	CONCRETE B	0	100	0	0	493.00	SF	5.20	5.20	100	2013	2013	3	93	2,384	

TOTAL OB/XF 2,384

LAND DESCRIPTION

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS