LOT 200
IN OR 1922/437
THE HIDEAWAY #2 PB 7/233

OELSCHLAGER DANIEL C & PAMELA
86384 FORTUNE DR
YULEE, FL 32097

2025

42-2N-27-4370-0200-0000

BUILDING CHARACTERISTICS

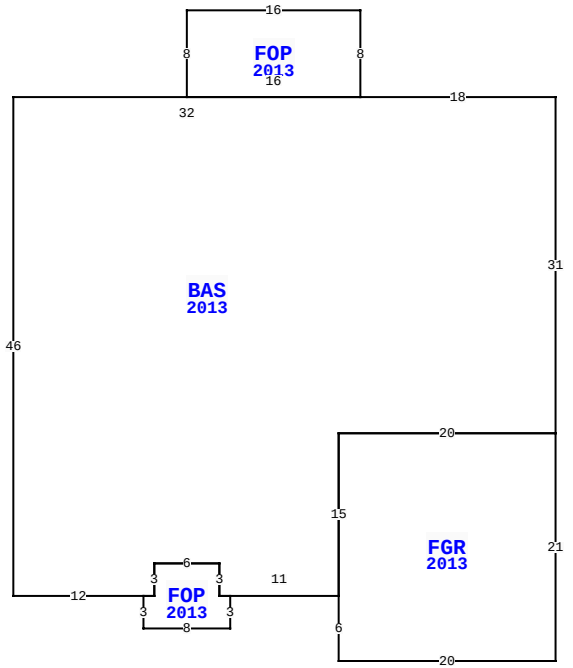
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,982	100	2013	1,982	241,053
FGR	420	55	2013	231	28,095
FOP	42	30	2013	13	1,581
FOP	128	30	2013	38	4,622
TOTALS	2,572			2,264	275,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	128.7034	128.70	291,377	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1982 HX Base Yr 2015



86384 FORTUNE DR, YULEE

BLD DATE	05/17/2022	NW	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	275,351
TOTAL MARKET OB/XF VALUE	33,878
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	359,229
SOH/AGL Deduction	135,438
ASSESSED VALUE	223,791
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	173,069
TOTAL JUST VALUE	359,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429002	SWIM POOL	45,000	06/01/2014
B1327559	CO ISSUED	0	01/06/2014
E1326762	NEW CONSTR	0	10/01/2013
B1327559	NEW CONSTR	0	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1922/0437	5/16/2014	WD	Q	I	02	191,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OELSCHLAGER DANIEL						
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] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S46 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 N31$.

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	580.00	SF	5.20	5.20	100	2013	2013	3	93	2,805	
2	0855	CONC PAVER	0	100	0	0	886.00	SF	10.00	10.00	100	2014	2014	3	94	8,328	
3	0861	POOL GUNIT	0	100	0	0	357.00	SF	85.00	85.00	100	2014	2014	3	71	21,545	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 33,878

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS