LOT 91
IN OR 1722/1866
THE HIDEAWAY #2 PB 7/233

GRAY WALTER E JR & CORTNEY M
86045 FORTUNE DRIVE
YULEE, FL 32097

2026

42-2N-27-4370-0091-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

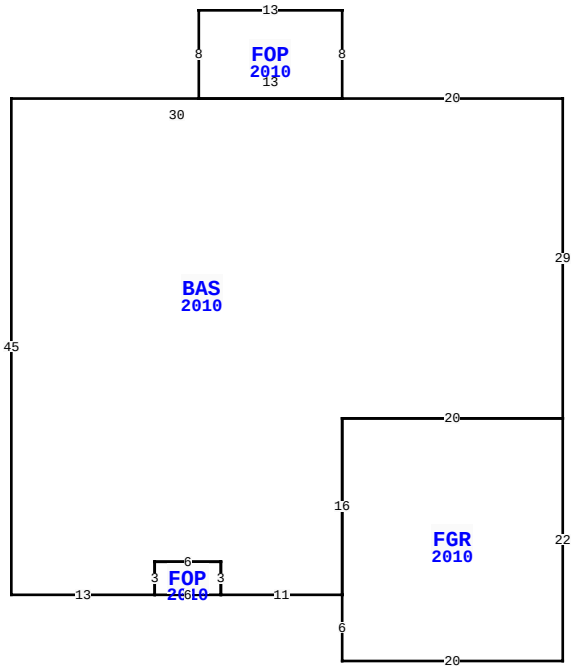
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	2010	1,912	205,046
FGR	440	55	2010	242	25,953
FOP	18	30	2010	5	537
FOP	104	30	2010	31	3,325
TOTALS	2,474			2,190	234,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	110.0001	115.50	252,945	2010	2010	0	0	0	7.15	92.85

1 SINGLE FAM 100% - 2017 Heated Area: 1912 HX Base Yr 2017



86045 FORTUNE DR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,859
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		289,859
SOH/AGL Deduction		96,789
ASSESSED VALUE		193,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,659
TOTAL JUST VALUE		289,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23036	CO ISSUED	0	06/07/2010
E22516	ELEC OTHER	0	03/01/2010
P14174	PLUMBING	0	03/01/2010
B23036	NEW CONSTR	245,000	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1722/1866	1/25/2011	WD	Q	I	01	160,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GRAY WALTER E JR &						
1553/1158	3/03/2008	WD	U	V	19	219,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 FOP=[YR=2010] N8 W13 S8 E13$ W30 S45 E13 FOP=[YR=2010] E6 N3 W6 S3$ N3 E6 S3 E11 FGR=[YR=2010] S6 E20 N22 W20 S16$ N16 E20 N29$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS