LOT 92
IN OR 2166/23
THE HIDEAWAY #2 PB 7/233

PIAVIS PAUL & BETHANY
2398 JOSTABERRY WAY
ODENTON, MD 21113

2026

42-2N-27-4370-0092-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
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	04	Quality Level 04

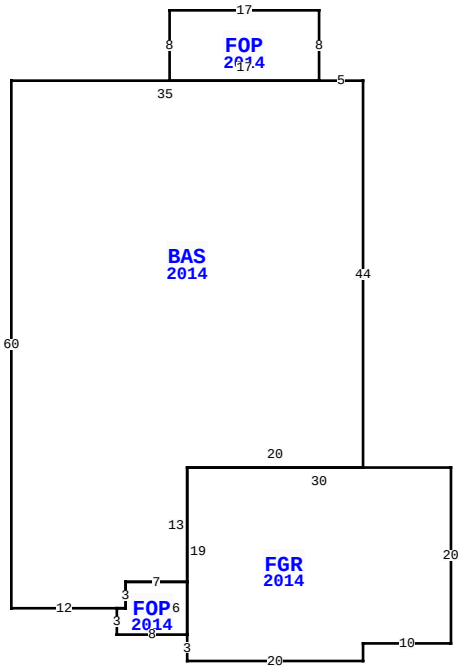
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2014	2,059	232,281
FGR	640	55	2014	352	39,710
FOP	45	30	2014	14	1,580
FOP	136	30	2014	41	4,626
TOTALS	2,880			2,466	278,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,466	113.0976	118.75	292,838	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 0 Heated Area: 2059 HX Base Yr



86055 FORTUNE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,196
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	333,196
SOH/AGL Deduction	0
ASSESSED VALUE	333,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,196
TOTAL JUST VALUE	333,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428592	CO ISSUED	0	09/10/2014
B1428592	NEW CONSTR	260,187	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/0023	12/20/2017	WD	Q	I	01	235,000
GRANTOR: BENROTH RYAN W & ELIZ						
GRANTEE: PIAVIS PAUL HAWTHOR						
1955/0078	12/18/2014	WD	Q	I	01	200,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BENROTH RYAN W & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W5 FOP=[YR=2014] N8 W17 S8 E17 $ W35 S60 E12 FOP=[YR=2014] S3 E8 FGR=[YR=2014] S3 E20 N2 E10 N20 W30 S19 $ N6 W7 S3 W1 $ E1 N3 E7 N13 E20 N44 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS