LOT 93
IN OR 1770/521
THE HIDEAWAY #2 PB 7/233

MIZELL MICHAEL D
86065 FORTUNE DRIVE
YULEE, FL 32097

2026

42-2N-27-4370-0093-0000

NASSAU COUNTY PROPERTY

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

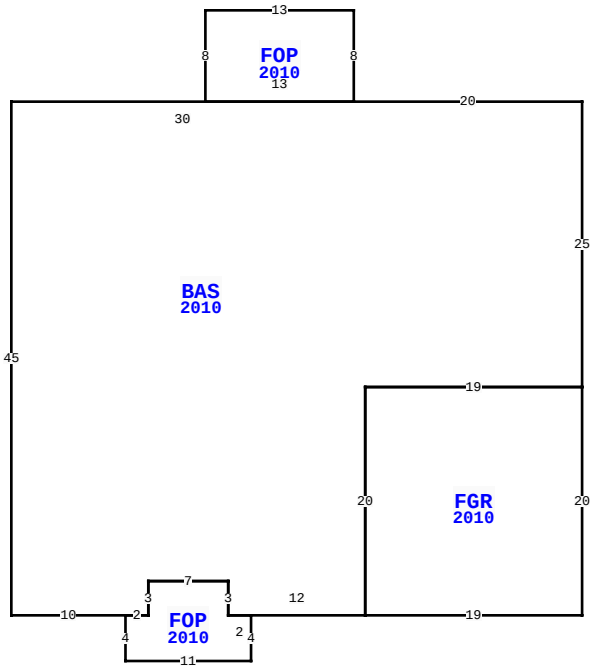
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	2010	1,849	198,290
FGR	380	55	2010	209	22,414
FOP	65	30	2010	20	2,145
FOP	104	30	2010	31	3,325
TOTALS	2,398			2,109	226,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	110.0001	115.50	243,590	2010	2010	0	0	0	7.15	92.85

1 SINGLE FAM 100% - 2025 Heated Area: 1849 HX Base Yr



86065 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		226,173
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		281,173
SOH/AGL Deduction		0
ASSESSED VALUE		281,173
TOTAL EXEMPTION VALUE	13	281,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		281,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23447	CO ISSUED	0	10/01/2010
E22816	NEW CONSTR	0	07/01/2010
M15512	H/AC	0	07/01/2010
P14350	NEW CONSTR	0	07/01/2010
B23447	NEW CONSTR	232,729	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1770/0521	12/01/2011	WD	Q	I	01	149,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MIZELL MICHAEL D						
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 E10
FOP=[YR=2010] S4 E11 N4 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E12
FGR=[YR=2010] E19 N20 W19 S20$ N20 E19 N25$.

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 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