LOT 96
THE HIDEAWAY #2 PB 7/233

CLOUD MATTHEW/BURRELL SARAH C
86097 FORTUNE DR
YULEE, FL 32097

**2026**

**42-2N-27-4370-0096-0000**

## BUILDING CHARACTERISTICS

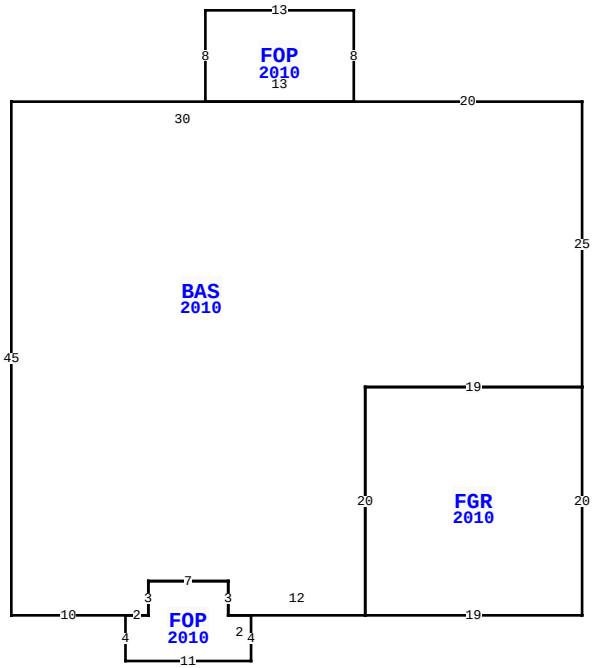
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 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 | 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 | 207,939 |
| FGR | 380 | 55 | 2010 | 209 | 23,504 |
| FOP | 65 | 30 | 2010 | 20 | 2,249 |
| FOP | 104 | 30 | 2010 | 31 | 3,487 |
| TOTALS | 2,398 | | | 2,109 | 237,178 |

## 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 | 115.3509 | 121.12 | 255,442 | 2010 | 2010 | 0 | 0 | 0 | 7.15 | 92.85 |

1 SINGLE FAM 0% - 0 Heated Area: 1849 HX Base Yr




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

86097 FORTUNE DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 237,178 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 292,178 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 292,178 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 292,178 |
| TOTAL JUST VALUE | 292,178 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 301,834 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23290 | CO ISSUED | 0 | 05/25/2010 |
| E22514 | ELEC OTHER | 0 | 03/01/2010 |
| P14173 | PLUMBING | 0 | 03/01/2010 |
| B23290 | NEW CONSTR | 235,105 | 02/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2368/0794 | 5/11/2020 | WD | Q | I | 01 | 227,000 |
| GRANTOR: TAPLEY ALAN D | | | | | | |
| GRANTEE: CLOUD MATTHEW F & S | | | | | | |
| 1683/0457 | 6/04/2010 | WD | Q | I | 01 | 183,500 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: TAPLEY ALAN D | | | | | | |

## 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 | 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