LOT 97
THE HIDEAWAY #2 PB 7/233

BRADSHER PROTECTION TRUST/BRADSHER CURTIS W TRUSTE
86109 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0097-0000

BUILDING CHARACTERISTICS

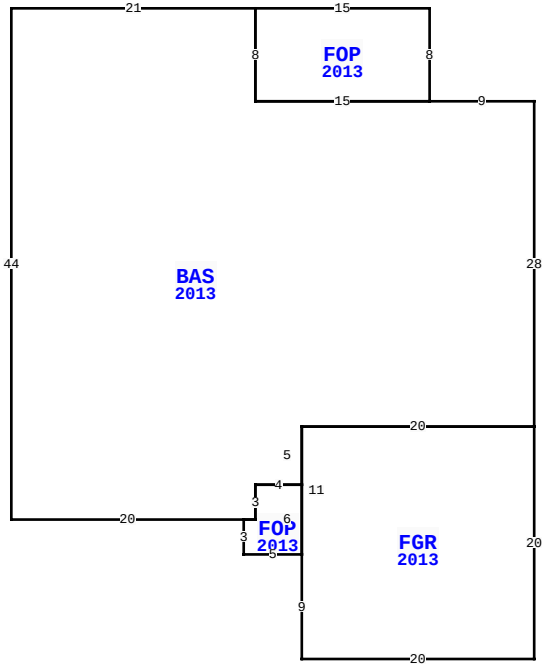
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,616	100	2013	1,616	196,342
FGR	400	55	2013	220	26,729
FOP	27	30	2013	8	972
FOP	120	30	2013	36	4,374
TOTALS	2,163			1,880	228,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	122.4510	128.57	241,712	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2022 Heated Area: 1616 HX Base Yr 2022



86109 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		228,418
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,418
SOH/AGL Deduction		30,305
ASSESSED VALUE		253,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,702
TOTAL JUST VALUE		283,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226636	CO ISSUED	0	04/03/2013
E1325737	ELEC OTHER	0	01/01/2013
M17852	H/AC	0	01/01/2013
P1216267	NEW CONSTR	0	12/01/2012
B1226636	NEW CONSTR	211,817	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2817/1058	9/18/2025	WD	U	I	11	100
GRANTOR: BRADSHER CURTIS W & J						
GRANTEE: BRADSHER PROTECTION						
2470/0988	6/14/2021	WD	Q	I	02	295,000
GRANTOR: DAWSON KELLY E & ROSE						
GRANTEE: BRADSHER CURTIS W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W9 FOP=[YR=2013] N8 W15 S8 E15 $ W15 N8 W21 S44 E20 FOP=[YR=2013] S3 E5 FGR=[YR=2013] S9 E20 N20 W20 S11 $ N6 W4 S3 W1 $ E1 N3 E4 N5 E20 N28 $.

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