

MAXWELL DEBORAH O
86133 FORTUNE DR
YULEE, FL 32097

42-2N-27-4370-0099-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05
AVERAGE 70

16
WD FR STUC 30

03
GABLE/HIP 100

03
COMP SHNGL 100

05
DRYWALL 100

14
CARPET 70

11
CLAY TILE 30

03
CENTRAL 100

04
AIR DUCTED 100

4 100

2 100

02
WOOD FRAME 100

1.
1. 100

0 100

00
NONE 100

04
Quality Level 04

0100
SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4071.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,83010020121,830205,596

FGR38455201221123,706

FOP76302012232,584

FSP117402012475,280

FST155520128899

USP153302022465,168

TOTALS2,5752,165243,233

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF

1000100CRES1000003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

LAND DESCRIPTION

L NUSE CODECLSBLD CAPR DLON ZONEFRONTDEPTHTOT LND UTSDPHY FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF

1000100CRES1000003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYECONFNCTNORM% COND

010012,165114.0132119.71259,17220122012006.1593.85

SINGLE FAM 100% - 2020Heated Area: 1830HX Base Yr

BLD DATEXF DATEINC DATE05/17/2022NW03/27/2026MLU

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NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE243,233

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE298,233

SOH/AGL Deduction56,380

ASSESSED VALUE241,853

TOTAL EXEMPTION VALUE13241,853

BASE TAXABLE VALUE0

TOTAL JUST VALUE298,233

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE314,140

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CDPRICE

2299/19968/23/2019WDQI01232,500

GRANTOR: GALBRAITH BURDUS H II

GRANTEE: MAXWELL JAMES E JR

2240/042011/14/2018WDQI02220,000

GRANTOR: POCERNIK BRADY

GRANTEE: GALBRAITH BURDUS H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 FSP=[YR=2012] N9 W13 USP=[YR=2022] W17 S9 E17 N9\$ S9 E13\$ W30 S45 E10 FOP=[YR=2012] S5 E11 N5 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E12 FGR=[YR=2012] E19 N21 W3 FST=[YR=2012] W5 S3 E5 N3\$ S3 W5N3 W11 S21\$ N21 E19 N24\$.

PRINTED 07/09/2026 BY SYS