LOT 102
IN OR 2158/1238
THE HIDEAWAY #2 PB 7/233

NACHTMAN WENDY A/SCOTT ROBERT A
86165 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0102-0000

BUILDING CHARACTERISTICS

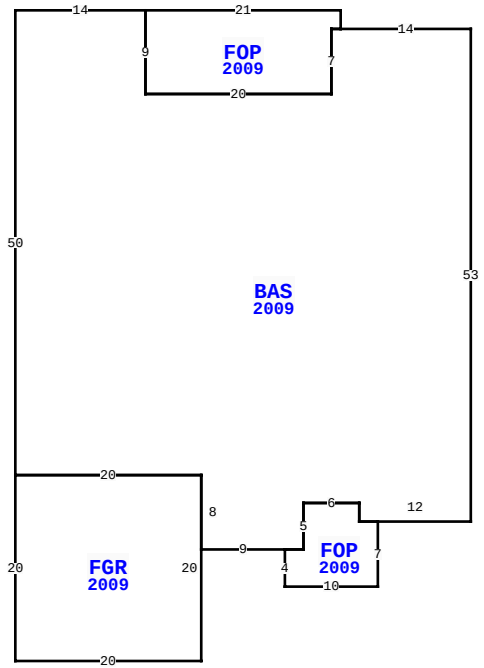
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,406	100	2009	2,406	251,391
FGR	400	55	2009	220	22,987
FOP	76	30	2009	23	2,403
FOP	182	30	2009	55	5,747
TOTALS	3,064			2,704	282,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,704	107.7552	113.14	305,931	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 100% - 2019 Heated Area: 2406 HX Base Yr 2019



86165 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		282,527
TOTAL MARKET OB/XF VALUE		8,940
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		346,467
SOH/AGL Deduction		93,849
ASSESSED VALUE		252,618
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,207
TOTAL JUST VALUE		346,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009642	SCRN ENCL	6,882	10/13/2020
C22007	CO ISSUED	0	02/20/2009
E21381	NEW CONSTR	2,000	11/01/2008
M14239	H/AC	0	11/01/2008
P13534	NEW CONSTR	0	10/01/2008
R11603	REPAIR/RRF	2,800	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/1238	11/15/2017	WD	Q	I	01	225,000
GRANTOR: DARBY MICHAEL L						
GRANTEE: NACHTMAN WENDY A &						
2078/1762	9/09/2016	SW	U	I	12	160,300
GRANTOR: J P MORGAN CHASE BANK						
GRANTEE: DARBY MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W14 FOP=[YR=2009] N2 W21 S9 E20 N7 E1$ W1 S7 W20 N9 W14 S50 FGR=[YR=2009] S20 E20 N20 W20$ E20 S8 E9 FOP=[YR=2009] S4 E10 N7 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E12 N53$.

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
3	0912	SCRN RM G	0	100	0	0	396.00	SF	26.25	26.25	100	2021	2021	3	86	8,940	

LAND DESCRIPTION

TOTAL OB/XF 8,940

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