LOT 105
THE HIDEAWAY #2 PB 7/233

ZUNKER DIRK K
86205 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

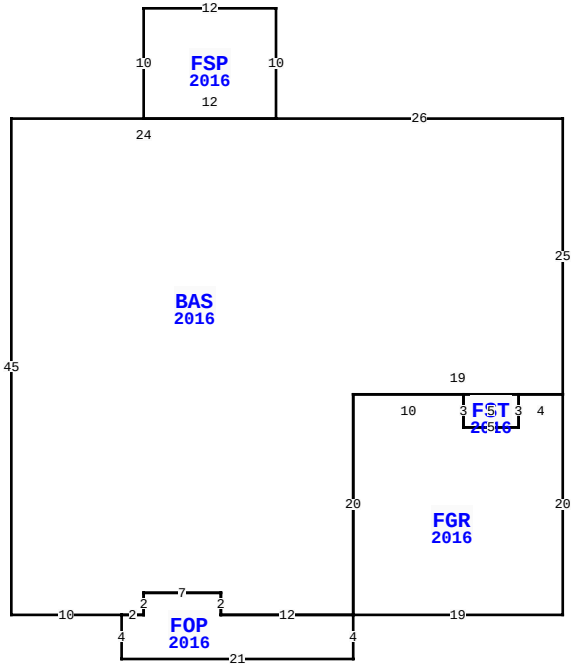
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,856	100	2016	1,856	234,486
FGR	365	55	2016	201	25,394
FOP	98	30	2016	29	3,663
FSP	120	40	2016	48	6,064
FST	15	55	2016	8	1,010
TOTALS	2,454			2,142	270,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	125.5380	131.81	282,337	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2023 Heated Area: 1856 HX Base Yr 2023



86205 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		270,620
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		325,620
SOH/AGL Deduction		0
ASSESSED VALUE		325,620
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		274,209
TOTAL JUST VALUE		325,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531123	NEW CONSTR	231,787	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2477/0603	7/06/2021	WD	Q	I	01	310,000
GRANTOR: JONES MICHAEL B & SAN						
GRANTEE: ZUNKER DIRK K						
2034/0353	3/10/2016	WD	Q	I	01	203,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JONES MICHAEL B & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 FSP=[YR=2016] N10 W12 S10 E12$ W24 S45 E10
FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2
W2$ E2 N2 E7 S2 E12 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