LOT 108
THE HIDEAWAY #2 PB 7/233

HICKS TYLER MICHAEL
86237 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0108-0000

BUILDING CHARACTERISTICS

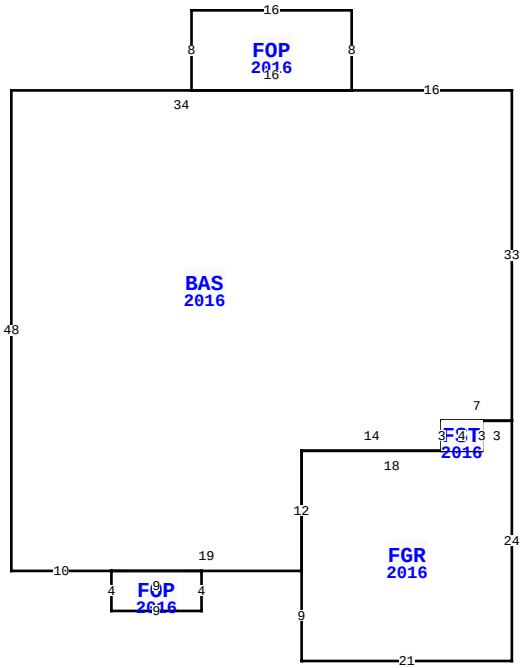
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,127	100	2016	2,127	244,280
FGR	450	55	2016	248	28,482
FOP	36	30	2016	11	1,263
FOP	128	30	2016	38	4,364
FST	12	55	2016	7	804
TOTALS	2,753			2,431	279,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	114.1161	119.82	291,282	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2022 Heated Area: 2127 HX Base Yr 2022



86237 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		279,194
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		334,194
SOH/AGL Deduction		37,259
ASSESSED VALUE		296,935
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		245,524
TOTAL JUST VALUE		334,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531313	CO ISSUED	0	02/26/2016
B1531313	NEW CONSTR	265,636	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/1009	4/26/2021	SW	Q	I	01	280,000
GRANTOR: TRIPP MARSHAL G & ALI						
GRANTEE: HICKS TYLER MICHAEL						
2182/0761	3/07/2018	WD	Q	I	01	240,000
GRANTOR: WILT SHAWN P & ALLISO						
GRANTEE: TRIPP MARSHAL G & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FOP=[YR=2016] N8 W16 S8 E16$ W34 S48 E10
FOP=[YR=2016] S4 E9 N4 W9$ E19 FGR=[YR=2016] S9 E21 N24 W3
FST=[YR=2016] W4 S3 E4 N3$ S3 W18 S12$ N12 E14 N3 E7 N33$.

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