LOT 110
IN OR 2009/1646
THE HIDEAWAY #2 PB 7/233

LUCAS BRIAN C & AMY N
45 WOODWORTH RD
GUILFORD, CT 06437

2026

42-2N-27-4370-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

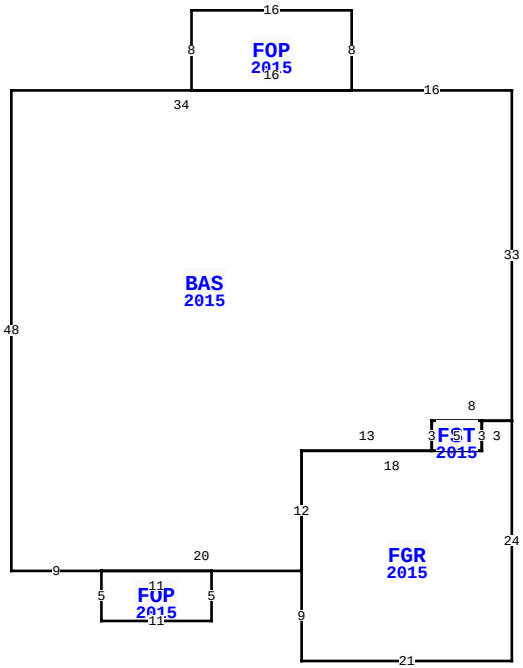
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,124	100	2015	2,124	243,046
FGR	450	55	2015	248	28,378
FOP	55	30	2015	16	1,831
FOP	128	30	2015	38	4,348
FST	15	55	2015	8	916
TOTALS	2,772			2,434	278,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	114.1161	119.82	291,642	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2016 Heated Area: 2124 HX Base Yr 2016



86259 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		278,518
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		333,518
SOH/AGL Deduction		112,538
ASSESSED VALUE		220,980
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,569
TOTAL JUST VALUE		333,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530431	CO ISSUED	0	09/14/2015
B1530431	NEW CONSTR	264,973	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2009/1646	10/19/2015	WD	Q	I	02	212,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LUCAS BRIAN C & AMY						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FOP=[YR=2015] N8 W16 S8 E16$ W34 S48 E9 FOP=[YR=2015] S5 E11 N5 W11$ E20 FGR=[YR=2015] S9 E21 N24 W3 FST=[YR=2015] W5 S3 E5 N3$ S3 W18 S12$ N12 E13 N3 E8 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