LOT 111
IN OR 2058/1322
THE HIDEAWAY #2 PB 7/233

TOTZKE TODD N & BONNIE S
86269 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0111-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

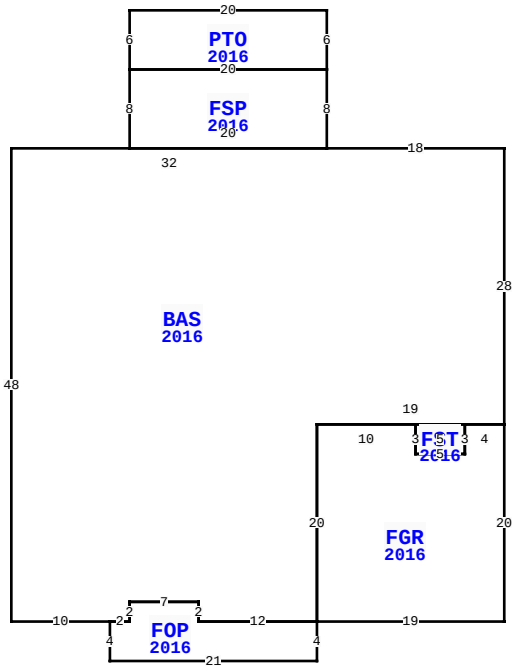
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2016	2,006	249,675
FGR	365	55	2016	201	25,018
FOP	98	30	2016	29	3,610
FSP	160	40	2016	64	7,966
FST	15	55	2016	8	996
PTO	120	5	2016	6	747
TOTALS	2,764			2,314	288,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	123.4800	129.65	300,010	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 2006 HX Base Yr



86269 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		288,010
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		343,010
SOH/AGL Deduction		0
ASSESSED VALUE		343,010
TOTAL EXEMPTION VALUE	13	343,010
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		343,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632893	SCRN RM	0	08/23/2016
B1631710	CO ISSUED	0	06/24/2016
B1631710	NEW CONSTR	249,532	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2058/1322	7/07/2016	WD	Q	I	02	206,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TOTZKE TODD N & BON						
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=2016] W18 FSP=[YR=2016] N8 PTO=[YR=2016] N6 W20 S6 E20$ W20 S8 E20$ W32 S48 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 N28$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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