LOT 116
THE HIDEAWAY #2 PB 7/233

JOHNSON CHRISTOPHER B & CHRISTINE
86333 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0116-0000

BUILDING CHARACTERISTICS

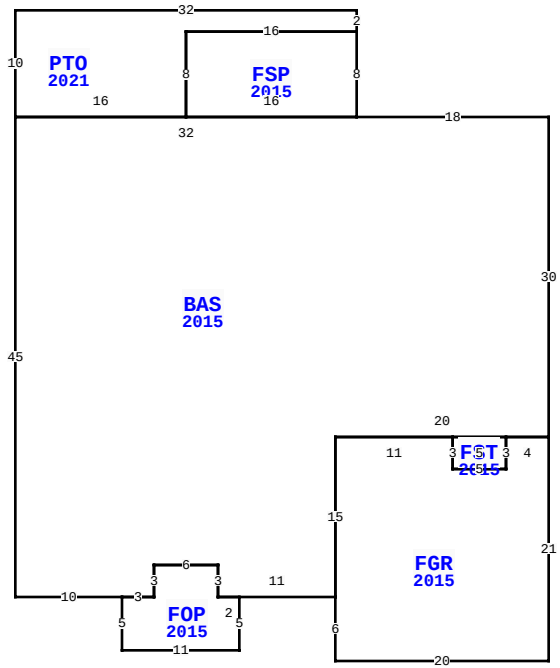
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,932	100	2015	1,932	229,681
FGR	405	55	2015	223	26,511
FOP	73	30	2015	22	2,615
FSP	128	40	2015	51	6,063
FST	15	55	2015	8	951
PTO	192	5	2021	10	1,189
TOTALS	2,745			2,246	267,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	118.7466	124.68	280,031	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 2024 Heated Area: 1932 HX Base Yr



86333 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	267,010
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	322,010
SOH/AGL Deduction	0
ASSESSED VALUE	322,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,010
TOTAL JUST VALUE	322,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529782	CO ISSUED	0	06/23/2015
B1529782	NEW CONSTR	238,859	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/1015	12/21/2021	WD	Q	I	01	349,900
GRANTOR: LARSON STEVEN M & MAR						
GRANTEE: JOHNSON CHRISTOPHER						
2322/0670	11/26/2019	WD	Q	I	02	233,700
GRANTOR: BURNS JANICE P						
GRANTEE: LARSON STEVEN M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2015] N8 PTO=[YR=2021] N2 W32 S10 E16 N8 E16$ W16 S8 E16 $ W32 S45 E10 FOP=[YR=2015] S5 E11 N5 W2 N3 W6 S3 W3 $ E3 N3 E6 S3 E11 FGR=[YR=2015] S6 E20 N21 W4 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W11 S15$ N15 E20 N30$.

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	0	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