LOT 118
IN OR 1934/691
THE HIDEAWAY #2 PB 7/233

LEWIS AMY K PARSONS
86355 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0118-0000

BUILDING CHARACTERISTICS

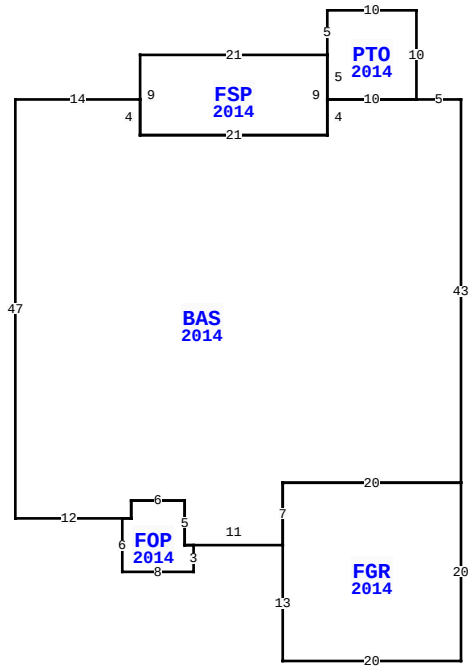
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,207	100	2014	2,207	247,667
FGR	400	55	2014	220	24,688
FOP	57	30	2014	17	1,908
FSP	189	40	2014	76	8,529
PTO	100	5	2014	5	561
TOTALS	2,953			2,525	283,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,525	113.0976	118.75	299,844	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2015 Heated Area: 2207 HX Base Yr 2015



86355 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		283,353
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		338,353
SOH/AGL Deduction		113,113
ASSESSED VALUE		225,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,829
TOTAL JUST VALUE		338,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428593	CO ISSUED	0	07/22/2014
B1428593	NEW CONSTR	262,746	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1934/0691	8/15/2014	WD	Q	I	01	198,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PARSONS AMY K						
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=2014] W5 PTO=[YR=2014] N10 W10 S5 FSP=[YR=2014]
W21 S9 E21 N9 $ S5 E10 $ W10 S4 W21 N4 W14 S47 E12
FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11
FGR=[YR=2014] S13 E20 N20 W20 S7 $ N7 E20 N43 $.

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