LOT 120
IN OR 2006/1593
THE HIDEAWAY #2 PB 7/233

FAIR WINONA D
86379 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

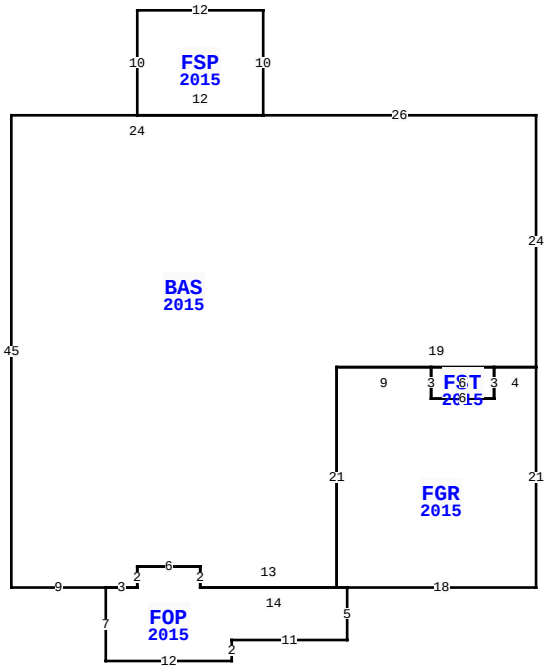
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,839	100	2015	1,839	229,233
FGR	381	55	2015	210	26,176
FOP	151	30	2015	45	5,609
FSP	120	40	2015	48	5,983
FST	18	55	2015	10	1,246
TOTALS	2,509			2,152	268,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,152	124.5090	130.73	281,331	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2016 Heated Area: 1839 HX Base Yr 2016



86379 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		268,249
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		323,249
SOH/AGL Deduction		204,460
ASSESSED VALUE		118,789
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		62,378
TOTAL JUST VALUE		323,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530477	CO ISSUED	0	09/21/2015
B1530477	NEW CONSTR	231,576	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/1593	9/30/2015	WD	Q	I	01	198,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FAIR JAMES J JR & W						
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] W26 FSP=[YR=2015] N10 W12 S10 E12$ W24 S45 E9
FOP=[YR=2015] S7 E12 N2 E11 N5 FGR=[YR=2015] E18 N21 W4
FST=[YR=2015] W6 S3 E6 N3$ S3 W6 N3 W9 S21 E1$ W14 N2 W6 S2
W3$ E3 N2 E6 S2 E13 N21 E19 N24$.

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