LOT 121
IN OR 1906/1686
THE HIDEAWAY #2 PB 7/233

FORTIER JEAN M & RICHARD
86391 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

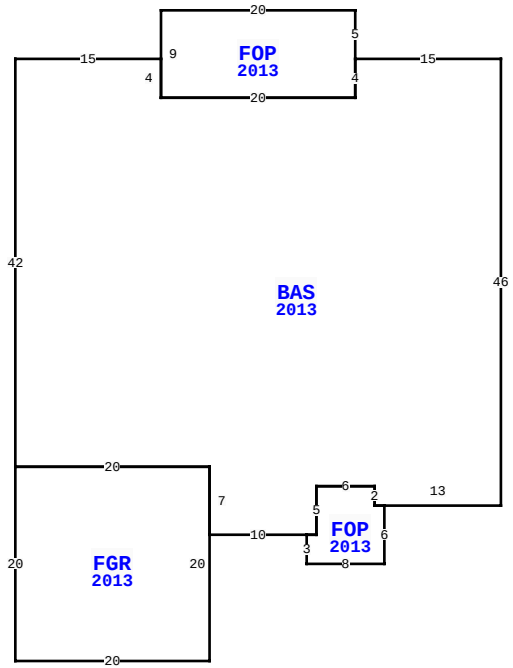
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,161	100	2013	2,161	226,380
FGR	400	55	2013	220	23,047
FOP	57	30	2013	17	1,781
FOP	180	30	2013	54	5,657
TOTALS	2,798			2,452	256,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,452	105.7392	111.03	272,246	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2015 Heated Area: 2161 HX Base Yr 2015



86391 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		256,864
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		311,864
SOH/AGL Deduction		105,224
ASSESSED VALUE		206,640
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,229
TOTAL JUST VALUE		311,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327348	CO ISSUED	0	10/24/2013
E1326487	NEW CONSTR	0	08/01/2013
B1327348	NEW CONSTR	254,544	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1906/1686	2/27/2014	WD	Q	I	02	198,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FORTIER JEAN M & RI						
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=2013] W15 FOP=[YR=2013] N5 W20 S9 E20 N4 $ S4 W20 N4 W15 S42 FGR=[YR=2013] S20 E20 N20 W20 $ E20 S7 E10 FOP=[YR=2013] S3 E8 N6 W1 N2 W6 S5 W1 $ E1 N5 E6 S2 E13 N46 $.

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