LOT 149
IN OR 1913/268
THE HIDEAWAY #2 PB 7/233

FRANKLIN BEVERLY A
86060 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0149-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

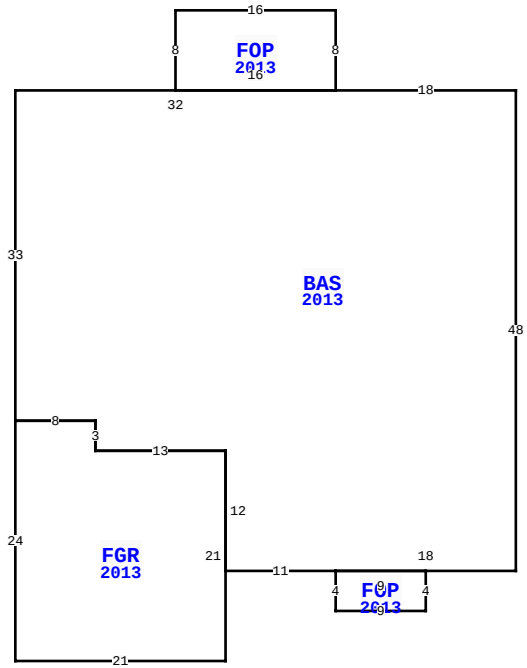
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,124	100	2013	2,124	240,501
FGR	465	55	2013	256	28,987
FOP	36	30	2013	11	1,246
FOP	128	30	2013	38	4,303
TOTALS	2,753			2,429	275,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,429	114.1161	119.82	291,043	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2016 Heated Area: 2124 HX Base Yr 2016



86060 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		275,036
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		330,036
SOH/AGL Deduction		110,843
ASSESSED VALUE		219,193
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,782
TOTAL JUST VALUE		330,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327663	CO ISSUED	0	01/10/2014
B1327663	NEW CONSTR	251,580	09/01/2013
B23448	NEW CONSTR	212,446	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1913/0268	4/11/2014	WD	Q	I	01	196,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FRANKLIN JUDITH T J						
1553/1158	3/03/2008	WD	U	V	19	219,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S33
FGR=[YR=2013] S24 E21 N21 W13 N3 W8 $ E8 S3 E13 S12 E11
FOP=[YR=2013] S4 E9 N4 W9 $ E18 N48 $.

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