LOT 170
THE HIDEAWAY #2 PB 7/233

BRESHEARS VANCE F JR & JACLYN
16971 ELSINORE DRIVE
JACKSONVILLE, FL 32226

2026

42-2N-27-4370-0170-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		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

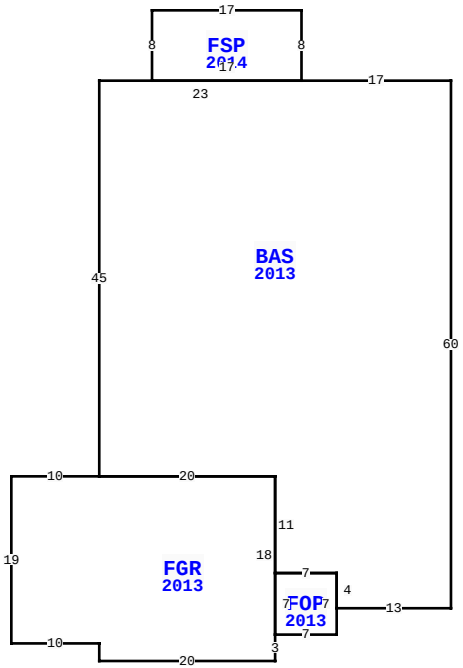
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2013	2,072	228,618
FGR	610	55	2013	336	37,074
FOP	49	30	2013	15	1,655
FSP	136	40	2014	54	5,959
TOTALS	2,867			2,477	273,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	111.7872	117.38	290,750	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 2025 Heated Area: 2072 HX Base Yr



86192 FORTUNE DR, YULEE

BLD DATE		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	273,305
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	328,305
SOH/AGL Deduction	0
ASSESSED VALUE	328,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,305
TOTAL JUST VALUE	328,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428305	ADDITION	1,100	02/01/2014
B1327623	CO ISSUED	0	01/10/2014
B1327623	NEW CONSTR	252,181	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/581	7/12/2024	WD	Q	I	02	350,000
GRANTOR: PRYCE ANGELA CARTER						
GRANTEE: BRESHEARS VANCE F J						
2727/579	6/04/2024	WD	U	I	11	100
GRANTOR: SUTHERLAND ROSEMARY						
GRANTEE: PRYCE ANGELA CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FSP=[YR=2014] N8 W17 S8 E17 $ W23 S45
FGR=[YR=2013] W10 S19 E10 S2 E20 N3 FOP=[YR=2013] E7 N7 W7 S7 $ N18 W20 $ E20 S11 E7 S4 E13 N60 $.

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	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 03/13/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS