LOT 188
IN OR 2108/859
PT OR 1666/616

THIEDE JOHN M & JENNIFER L
86290 FORTUNE DRIVE
YULEE, FL 32097

2026

42-2N-27-4370-0188-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

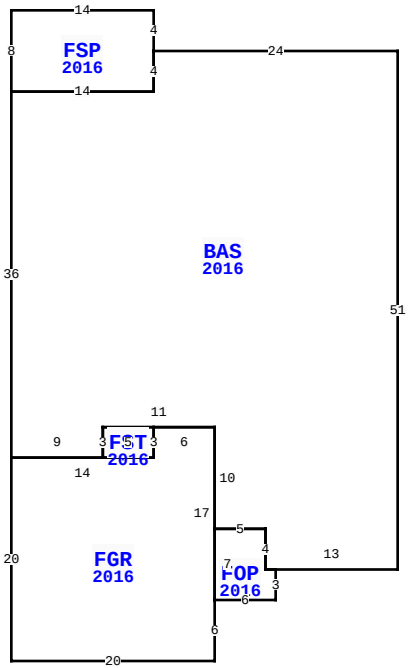
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	2016	1,609	194,934
FGR	418	55	2016	230	27,865
FOP	38	30	2016	11	1,332
FSP	112	40	2016	45	5,452
FST	15	55	2016	8	970
TOTALS	2,192			1,903	230,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	120.1872	126.20	240,159	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2026 Heated Area: 1609 HX Base Yr 2026



86290 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		230,553
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		285,553
SOH/AGL Deduction		0
ASSESSED VALUE		285,553
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,142
TOTAL JUST VALUE		285,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631884	CO ISSUED	0	07/08/2016
B1631884	NEW CONSTR	204,335	03/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/0859	3/20/2017	WD	Q	I	01	195,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THIEDE JOHN M & JEN						
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=2016] W24 FSP=[YR=2016] N4 W14 S8 E14 N4$ S4 W14 S36 FGR=[YR=2016] S20 E20 N6 FOP=[YR=2016] E6 N3 W1 N4 W5 S7$ N17 W6 FST=[YR=2016] W5 S3 E5 N3$ S3 W14$ E9 N3 E11 S10 E5 S4 E13 N51$.

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS