LOT 189
IN OR 2135/1421
THE HIDEAWAY #2 PB 7/233

FLORES DAVID J & VANESSA M
86304 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0189-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

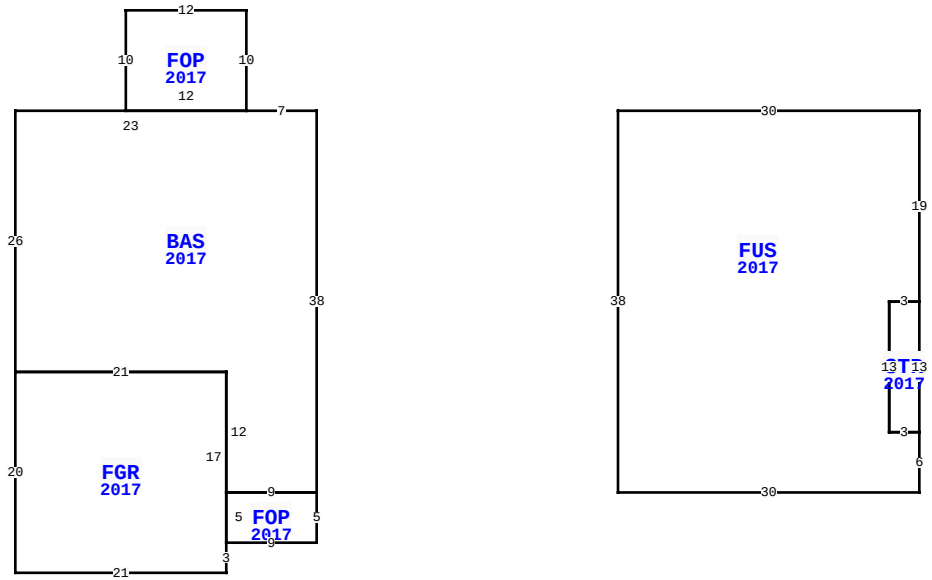
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	888	100	2017	888	103,126
FGR	420	55	2017	231	26,827
FOP	45	30	2017	14	1,626
FOP	120	30	2017	36	4,181
FUS	1,101	100	2017	1,101	127,862
STR	39	10	2017	4	465
TOTALS	2,613			2,274	264,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	114.7335	120.47	273,949	2017	2017	0	0	0	3.60	96.40

1 SINGLE FAM 0% - 0 Heated Area: 1989 HX Base Yr



BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86304 FORTUNE DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	264,087
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	319,087
SOH/AGL Deduction	0
ASSESSED VALUE	319,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,087
TOTAL JUST VALUE	319,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003954	CO ISSUED	0	05/04/2017
B1633147	NEW CONSTR	245,346	09/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/1421	7/21/2017	WD	Q	I	02	217,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FLORES DAVID J & VA						
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=2017] W7 FOP=[YR=2017] N10 W12 S10 E12$ W23 S26
FGR=[YR=2017] S20 E21 N3 FOP=[YR=2017] E9 N5 W9 S5$ N17
W21$ E21 S12 E9 N38$ PTR=[YR=2017] E30 FUS=[YR=2017] E30
S19 STR=[YR=2017] S13 W3 N13 E3$ W3 S13 E3 S6 W30 N38$ W30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS