

LOT 190
IN OR 1940/1542
THE HIDEAWAY #2 PB 7/233

WILLIAMS DONNA B/SWEAZY MICHAEL E
86338 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0190-0000



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	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	2,148	100	2014	2,148	239,525
FGR	438	55	2014	241	26,875
FOP	50	30	2014	15	1,673
FSP	171	40	2014	68	7,583
TOTALS	2,807			2,472	275,655

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	100	0003	PUD	0.00	0.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,472	111.7872	117.38	290,163	2014	2014	0	0	0	5.00	95.00	
1 SINGLE FAM 100% - 2015 Heated Area: 2148 HX Base Yr 2015													
86338 FORTUNE DR, YULEE													

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								275,655	
TOTAL MARKET OB/XF VALUE								57,000	
TOTAL LAND VALUE - MARKET								55,000	
TOTAL MARKET VALUE								387,655	
SOH/AGL Deduction								137,223	
ASSESSED VALUE								250,432	
TOTAL EXEMPTION VALUE								51,411	
BASE TAXABLE VALUE								199,021	
TOTAL JUST VALUE								387,655	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								370,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001764	SWIM POOL	34,786	03/01/2017
B1428703	CO ISSUED	0	09/02/2014
B1428703	NEW CONSTR	259,816	04/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1940/1542	9/25/2014	WD	Q	I	01	203,900			
GRANTOR:SEDA CONSTRUCTION COM									
GRANTEE:WILLIAMS DONNA B &									
1666/0616	1/28/2010	WD	U	V	30	2,491,000			
GRANTOR:HIDEAWAY DEVELOPMENT									
GRANTEE:SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W19 FSP=[YR=2014] N5 W19 S9 E19 N4 \$ S4 W19 N4 W12 S52 E11 FOP=[YR=2014] S4 E9 N4 W1 N2 W7 S2 W1 \$ E1 N2 E7 S2 E12 FGR=[YR=2014] S4 E19 N26 W5 S4 W14 S18 \$ N18 E14 N4 E5 N30 \$.									