LOT 200
IN OR 1922/437
THE HIDEAWAY #2 PB 7/233

OELSCHLAGER DANIEL C & PAMELA
86384 FORTUNE DR
YULEE, FL 32097

2026

42-2N-27-4370-0200-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

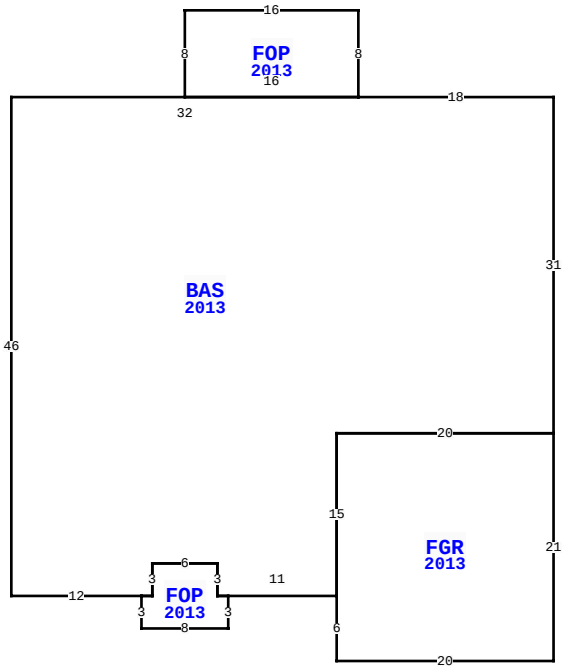
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2013	1,982	229,885
FGR	420	55	2013	231	26,793
FOP	42	30	2013	13	1,508
FOP	128	30	2013	38	4,408
TOTALS	2,572			2,264	262,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	117.5118	123.39	279,355	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2015 Heated Area: 1982 HX Base Yr 2015



86384 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,594
TOTAL MARKET OB/XF VALUE		54,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		371,594
SOH/AGL Deduction		141,761
ASSESSED VALUE		229,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,422
TOTAL JUST VALUE		371,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429002	SWIM POOL	45,000	06/01/2014
B1327559	CO ISSUED	0	01/06/2014
E1326762	NEW CONSTR	0	10/01/2013
B1327559	NEW CONSTR	0	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1922/0437	5/16/2014	WD	Q	I	02	191,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OELSCHLAGER DANIEL						
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=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S46 E12
FOP=[YR=2013] S3 E8 N3 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11
FGR=[YR=2013] S6 E20 N21 W20 S15 $ N15 E20 N31$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2014	2014	05	90	54,000	

LAND DESCRIPTION

TOTAL OB/XF 54,000

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