LOT 2
IN OR 2125/1285
THE HIDEAWAY #2 PB 7/233

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

42-2N-27-4370-0002-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 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	05	Quality Level 05

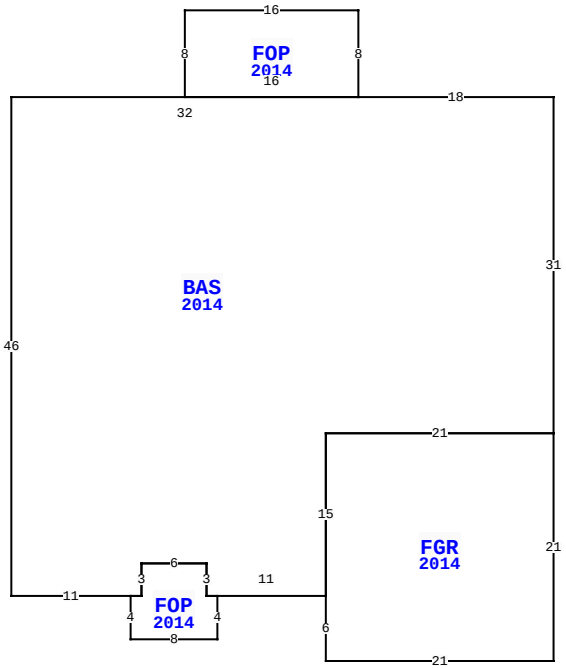
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1,967	209,044
FGR	441	55	243	25,825
FOP	50	30	15	1,594
FOP	128	30	38	4,039
TOTALS	2,586		2,263	240,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	122.0296	110.13	249,224	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1967 HX Base Yr



86021 ALADDINS WAY, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,501
TOTAL MARKET OB/XF VALUE	2,594
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	293,095
SOH/AGL Deduction	24,254
ASSESSED VALUE	268,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,841
TOTAL JUST VALUE	293,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429109	CO ISSUED	0	11/26/2014
B1429109	NEW CONSTR	242,116	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/1285	6/01/2017	CT	U	I	18	168,200
GRANTOR: CLERK OF COURT						
GRANTEE: AH4R PROPERTIES LLC						
1954/0532	12/15/2014	WD	Q	I	01	192,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SALLS JEREMY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FOP=[YR=2014] N8 W16 S8 E16 $ W32 S46 E11
FOP=[YR=2014] S4 E8 N4 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11
FGR=[YR=2014] S6 E21 N21 W21 S15 $ N15 E21 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
1	0811	CONCRETE B	0	0	0	0	525.00	SF	5.20	5.20	100	2014	2014	3	95	2,594	

LAND DESCRIPTION

TOTAL OB/XF 2,594

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS