LOT 9
IN OR 2235/665
THE HIDEAWAY #2 PB 7/233

DAVIS TAMMY EILEEN
86024 ALADDINS WAY
YULEE, FL 32097

2023

42-2N-27-4370-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

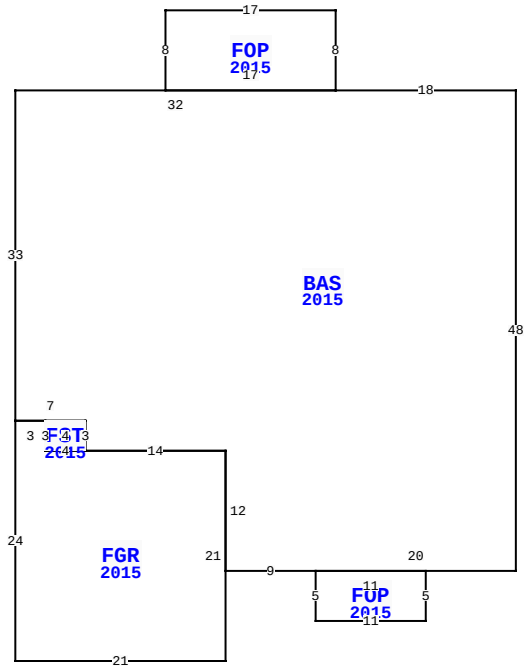
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,127	100	2,127	222,598
FGR	450	55	248	25,954
FOP	55	30	16	1,674
FOP	136	30	41	4,290
FST	12	55	7	732
TOTALS	2,780		2,439	255,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,439	119.5502	107.89	263,144	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2127 HX Base Yr 2019



86024 ALADDINS WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,250
TOTAL MARKET OB/XF VALUE		3,213
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		308,463
SOH/AGL Deduction		85,740
ASSESSED VALUE		222,723
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,723
TOTAL JUST VALUE		308,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530016	CO ISSUED	0	07/09/2015
B1530015	NEW CONSTR	261,971	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0665	11/06/2018	WD	Q	I	01	234,000
GRANTOR: PRITCHARD AMANDA J						
GRANTEE: DAVIS TAMMY EILEEN						
2010/1805	10/23/2015	WD	Q	I	01	205,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PRITCHARD AMANDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FOP=[YR=2015] N8 W17 S8 E17 $ W32 S33 FGR=[YR=2015] S24 E21 N21 W14 FST=[YR=2015] N3 W4 S3 E4$ W4 N3 W3$ E7 S3 E14 S12 E9 FOP=[YR=2015] S5 E11 N5 W11$ E20 N48$.

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	0810	CONCRETE A	0	100	0	0	443.00	SF	6.50	6.50	100	2015	2015	3	96	2,764	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2015	2015	3	96	449	

LAND DESCRIPTION

TOTAL OB/XF 3,213

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS