LOT 8
THE HIDEAWAY #2 PB 7/233

WILKISON ROBERT M JR & LYNN F
124 WICKLOW DRIVE
BLUFFTON, SC 29910

2024

42-2N-27-4370-0008-0000

BUILDING CHARACTERISTICS

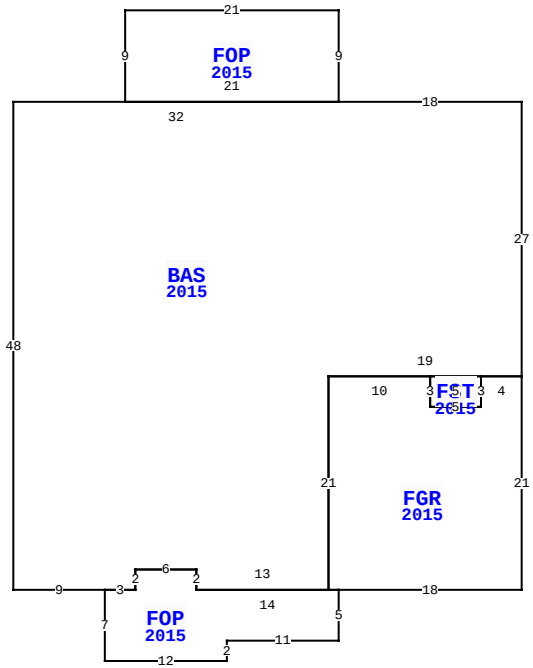
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,989	100	1,989	229,604
FGR	384	55	211	24,357
FOP	151	30	45	5,194
FOP	189	30	57	6,580
FST	15	55	8	923
TOTALS	2,728		2,310	266,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	126.1113	119.81	276,761	2015	2015	0	0	0	3.65	96.35

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



86034 ALADDINS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,659
TOTAL MARKET OB/XF VALUE	3,854
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	320,513
SOH/AGL Deduction	11,827
ASSESSED VALUE	308,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,686
TOTAL JUST VALUE	320,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530148	CO ISSUED	0	08/07/2015
B1530148	NEW CONSTR	248,119	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/0198	6/08/2021	WD	Q	I	01	285,000
GRANTOR: JACKSON BRANDON P						
GRANTEE: WILKISON ROBERT M J						
2276/1401	5/23/2019	WD	Q	I	01	239,000
GRANTOR: HALL NANCY R						
GRANTEE: JACKSON BRANDON P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FOP=[YR=2015] N9 W21 S9 E21$ W32 S48 E9
FOP=[YR=2015] S7 E12 N2 E11 N5 FGR=[YR=2015] E18 N21 W4
FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W10 S21 E1$ W14 N2 W6 S2
W3 $ E3 N2 E6 S2 E13 N21 E19 N27$.

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	0	0	0	564.00	SF	6.50	6.50	100	2015	2015	3	95	3,483	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	

LAND DESCRIPTION

TOTAL OB/XF 3,854

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		PUD	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 08/06/2024 BY SYS