

LOT 1
IN OR 2092/895
THE HIDEAWAY #2 PB 7/233

FAIRCLOTH JACOB R & SARAH C
86011 ALADDINS WAY
YULEE, FL 32097

2025

42-2N-27-4370-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2016	1,676	205,470
FGR	365	55	2016	201	24,642
FOP	32	30	2016	10	1,226
FOP	96	30	2016	29	3,555
FST	15	55	2016	8	981

TOTALS	2,184			1,924	235,874
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	3	9	27.00	SF	6.50	6.50	167
2	0810	CONCRETE A	0	100	0	0	476.00	SF	6.50	6.50	2,939
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	588
4	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	3,199

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	01/06/2023	BY	NWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,924	127.2383	127.24	244,810	2016	2016	0	0	0	3.65	96.35	

1 SINGLE FAM - 100% - 2017

86011 ALADDINS WAY, YULEE

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					235,874				
TOTAL MARKET OB/XF VALUE					6,893				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					292,767				
SOH/AGL Deduction					108,423				
ASSESSED VALUE					184,344				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					133,622				
TOTAL JUST VALUE					292,767				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					282,210				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632243	CO ISSUED	0	10/13/2016
B1632243	NEW CONSTR	210,288	05/05/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2092/0895	12/28/2016	WD	Q	I	01	201,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: FAIRCLOTH JACOB R &							
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=2016] W4 FOP=[YR=2016] N8 W12 S8 E12\$ W33 S54 E11 FOP=[YR=2016] S2 E7 FGR=[YR=2016] S2 E19 N20 W11 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W3 S18\$ N5 W6 S3 W1\$ E1 N3 E6 N13 E19 N38\$.									

TOTAL OB/XF													
6,893													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

Market:	0	Agricultural:	0	Common:	50,000
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