



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	2015	976	120,409
FGR	399	55	2015	219	27,018
FOP	32	30	2015	10	1,234
FSP	112	40	2015	45	5,552
FST	36	55	2015	20	2,467
FUS	1,255	100	2015	1,255	154,829
STR	36	10	2015	4	493
TOTALS	2,846			2,529	312,002

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	8	3		24.00 SF 6.50	
2	0811	CONCRETE B	0	0	0	0		575.00 SF 5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,529	128.5056	128.51	325,002	2015	2015	0	0	0	4.00	96.00	
1 SINGLE FAM - 0% - 0 Heated Area: 2231 HX Base Yr													

86041 ALADDINS WAY, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
24.00	SF	6.50	6.50	100	2015	2015	3	95	148		
575.00	SF	5.20	5.20	100	2015	2015	3	95	2,841		

TOTAL OB/XF													
2,989													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,002	
TOTAL MARKET OB/XF VALUE		2,989	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		364,991	
SOH/AGL Deduction		0	
ASSESSED VALUE		364,991	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		364,991	
TOTAL JUST VALUE		364,991	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529748	CO ISSUED	0	07/09/2015
B1529748	NEW CONSTR	228,548	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1109	11/01/2021	WD	Q	I	01	360,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: FKH SFR PROPCO H L.						
2489/1480	8/09/2021	WD	U	I	37	347,300
GRANTOR: PRICE MICHAEL & CHRIS						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2015] W2 FSP=[YR=2015] N8 W14 S8 E14\$ W36 S11 FST=[YR=2015] S6 FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E8 N4 W8\$ N21 W19\$ E6 N6 W6\$ E6 S6 E13 S21 E8 N3 E11 N35\$ PTR = E20 FUS=[YR=2015] E38 S35 W12 N6 W4 STR=[YR=2015] N11 W3 S12 E3 N1\$ N11 W3 S17 W19 N35 \$W20\$.									