

KIERNAN DENISE MARIE & THOMAS DAVID
86053 ALADDINS WAY
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENTCD

Exterior Wall10 ABOVE AVG 100

RooF Structur03 GABLE/HIP 100

RooF Cover03 COMP SHNGL 100

Interior Wall05 DRYWALL 100

Interior Floo14 CARPET 70

Interior Floo11 CLAY TILE 30

Air Condition03 CENTRAL 100

Heating Type04 AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02 WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00 NONE 100

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,969128.3653128.37252,76120132013005.0095.00

1 SINGLE FAM - 100% - 2024Heated Area: 1616HX Base Yr 2024

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE240,123

TOTAL MARKET OB/XF VALUE3,424

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE293,547

SOH/AGL Deduction2,570

ASSESSED VALUE290,977

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE240,255

TOTAL JUST VALUE293,547

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE282,776

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

2621/18582/24/2023WDQI02349,000

GRANTOR:BURGESS KEVIN E & GAR

GRANTEE:KIERNAN DENISE MARI

1890/018511/08/2013WDQI02165,900

GRANTOR:SEDA CONSTRUCTION COM

GRANTEE:BURGESS KEVIN E & G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 S44 E20 FOP=[YR=2013] S3 E5 FGR=[YR=2013]
S9 E20 N20 W20 S11\$ N6 W4 S3 W1\$ E1 N3 E4 N5 E20 N28
FSP=[YR=2015] N13 W24 S5 FSP=[YR=2013] S8 E15 N8 W15\$ E15
S8 E9\$ W24 N8\$.

EXTRA FEATURES

LNOBJ/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000708.00SF5.205.20100201320133933,424

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE07/14/2020BYNWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS