LOT 7
THE HIDEAWAY #2 PB 7/233

MOTE-THOMAS DOROTHY
86046 ALADDINS WAY
YULEE, FL 32097

2025

42-2N-27-4370-0007-0000

BUILDING CHARACTERISTICS

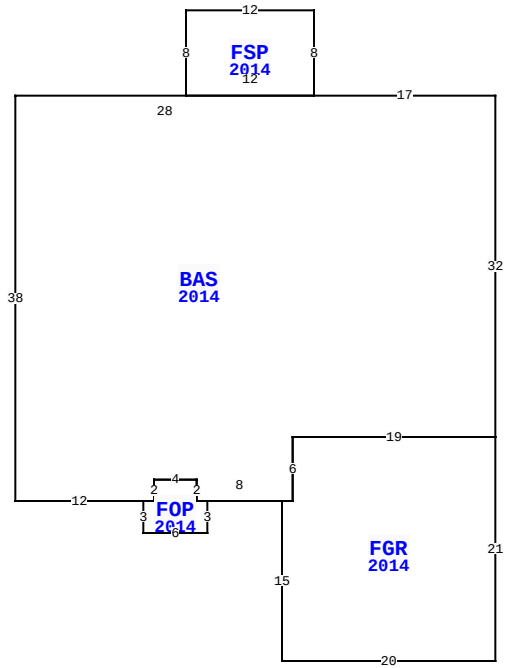
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	2014	1,588	194,373
FGR	414	55	2014	228	27,907
FOP	26	30	2014	8	979
FSP	96	40	2014	38	4,651
TOTALS	2,124			1,862	227,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	128.3653	128.37	239,025	2014	2014	0	0	0	4.65	95.35

2 SINGLE FAM – 100% - 2022 Heated Area: 1588 HX Base Yr 2022



86046 ALADDINS WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,910
TOTAL MARKET OB/XF VALUE		2,723
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		280,633
SOH/AGL Deduction		209,612
ASSESSED VALUE		71,021
TOTAL EXEMPTION VALUE	HX HB WX SX	71,021
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		280,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429004	CO ISSUED	0	12/19/2014
B1429004	NEW CONSTR	197,404	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/1989	4/15/2021	WD	Q	I	01	244,000
GRANTOR: NOLASCO DAVID & NANCY						
GRANTEE: MOTE-THOMAS DOROTHY						
2112/1364	3/24/2017	WD	Q	I	01	189,000
GRANTOR: WOLFF ANDREW D & HEAT						
GRANTEE: NOLASCO DAVID & NAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] N8 W12 S8 E12 $ W28 S38 E12
FOP=[YR=2014] S3 E6 N3 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E8
FGR=[YR=2014] S15 E20 N21 W19 S6 W1 $ E1 N6 E19 N32 $.

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	0811	CONCRETE B	0	100	0	0	557.00	SF	5.20	5.20	100	2014	2014	3	94	2,723	

LAND DESCRIPTION

TOTAL OB/XF 2,723

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	RES	100		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 07/30/2025 BY SYS