



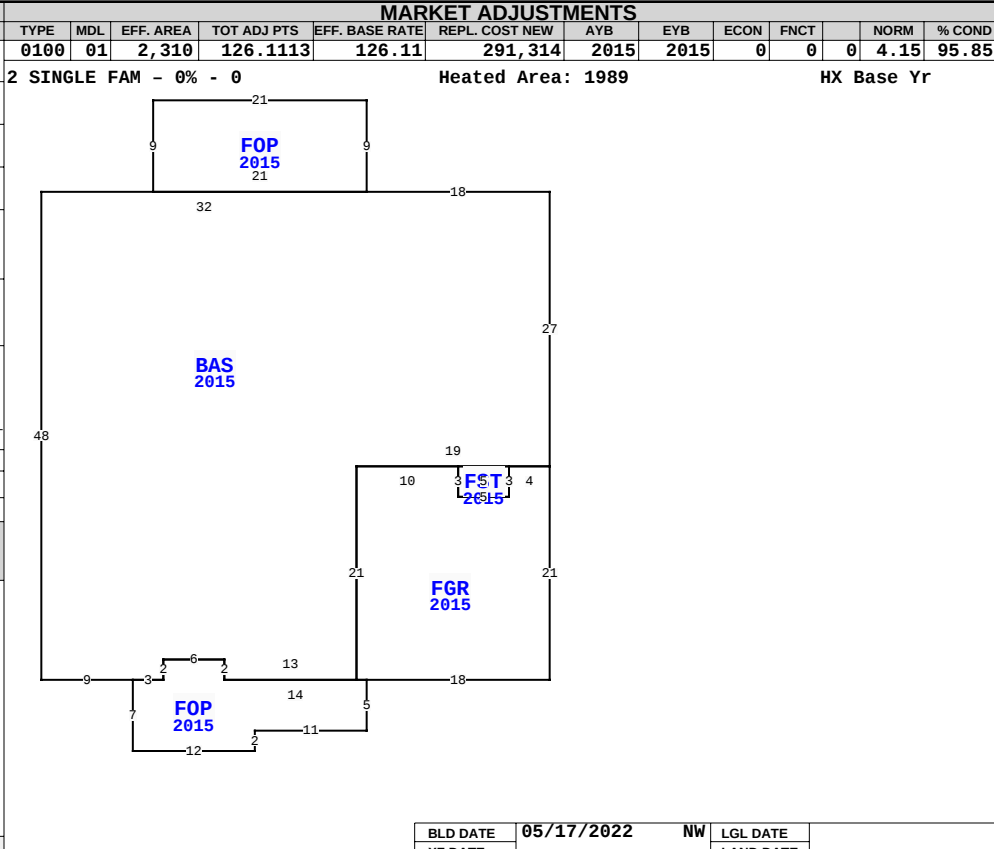
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,989	100	2015	1,989	240,423
FGR	384	55	2015	211	25,505
FOP	151	30	2015	45	5,439
FOP	189	30	2015	57	6,890
FST	15	55	2015	8	967
TOTALS	2,728			2,310	279,224

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	0	0	0	564.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	



86034 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		279,224	
TOTAL MARKET OB/XF VALUE		3,854	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		333,078	
SOH/AGL Deduction		0	
ASSESSED VALUE		333,078	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		333,078	
TOTAL JUST VALUE		333,078	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,513	

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									
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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\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,854									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												