LOT 10
THE HIDEAWAY #2 PB 7/233

FINNILA AMY
86012 ALADDINS WAY
YULEE, FL 32097

2025

42-2N-27-4370-0010-0000

BUILDING CHARACTERISTICS

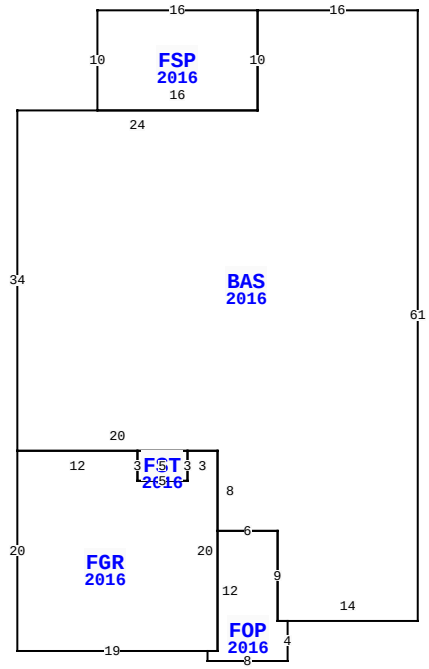
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,806	100	2016	1,806	222,383
FGR	385	55	2016	212	26,105
FOP	83	30	2016	25	3,078
FSP	160	40	2016	64	7,880
FST	15	55	2016	8	985
TOTALS	2,449			2,115	260,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	127.8018	127.80	270,297	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2023 Heated Area: 1806 HX Base Yr 2023



86012 ALADDINS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,431
TOTAL MARKET OB/XF VALUE		3,069
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		313,500
SOH/AGL Deduction		107,357
ASSESSED VALUE		206,143
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,421
TOTAL JUST VALUE		313,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531435	SEDA	0	11/16/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1389	2/10/2022	WD	Q	I	02	347,500
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: FINNILA AMY						
2509/0536	10/26/2021	WD	U	I	37	299,700
GRANTOR: ARRIOLA DAVID & SHEEN						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2016] W16 S10 E16 N10$ S10 W24 S34 FGR=[YR=2016] S20 E19 FOP=[YR=2016] S1 E8 N4 W1 N9 W6 S12 W1$ E1 N20 W3 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W12$ E20 S8 E6 S9 E14 N61$.

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2016	2016	3	95	148	
2	0810	CONCRETE A	0	100	0	0	473.00	SF	6.50	6.50	100	2016	2016	3	95	2,921	

LAND DESCRIPTION

TOTAL OB/XF 3,069

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS