LOT 1
THE HIDEAWAY #2 PB 7/233

TRUCKENBROD WENDY MARIE
86011 ALADDINS WAY
YULEE, FL 32097

2026

42-2N-27-4370-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	04	Quality Level 04

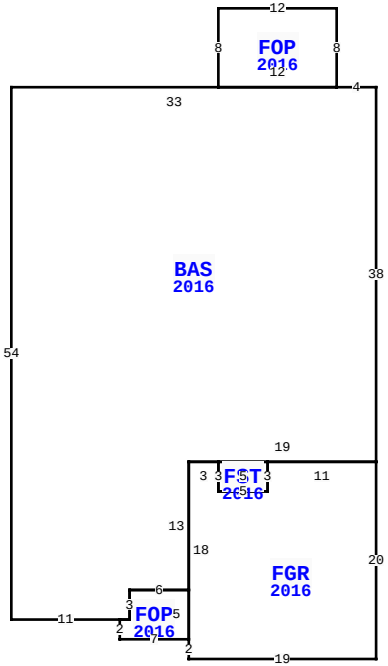
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2016	1,676	195,954
FGR	365	55	2016	201	23,501
FOP	32	30	2016	10	1,169
FOP	96	30	2016	29	3,390
FST	15	55	2016	8	935
TOTALS	2,184			1,924	224,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	116.1741	121.98	234,690	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2017 Heated Area: 1676 HX Base Yr 2017



BLD DATE	05/17/2022	NW	LGL DATE
XF DATE			LAND DATE 03/27/2026 MLU
INC DATE			AG DATE

86011 ALADDINS WAY, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,950
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,950
SOH/AGL Deduction		90,629
ASSESSED VALUE		189,321
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,910
TOTAL JUST VALUE		279,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632243	CO ISSUED	0	10/13/2016
B1632243	NEW CONSTR	210,288	05/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2875/1858	6/12/2026	WD	Q	I	01	335,000
GRANTOR: FAIRCLOTH JACOB R & S						
GRANTEE: TRUCKENBROD WENDY M						
2092/0895	12/28/2016	WD	Q	I	01	201,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FAIRCLOTH JACOB R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 FOP=[YR=2016] N8 W12 S8 E12$ W33 S54 E11
FOP=[YR=2016] S2 E7 FGR=[YR=2016] S2 E19 N20 W11
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W3 S18$ N5 W6 S3 W1$ E1
N3 E6 N13 E19 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS