LOT 3
THE HIDEAWAY #2 PB 7/233

CLARK RODNEY J & DESSIE N
86031 ALADDINS WAY
YULEE, FL 32097

2026

42-2N-27-4370-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

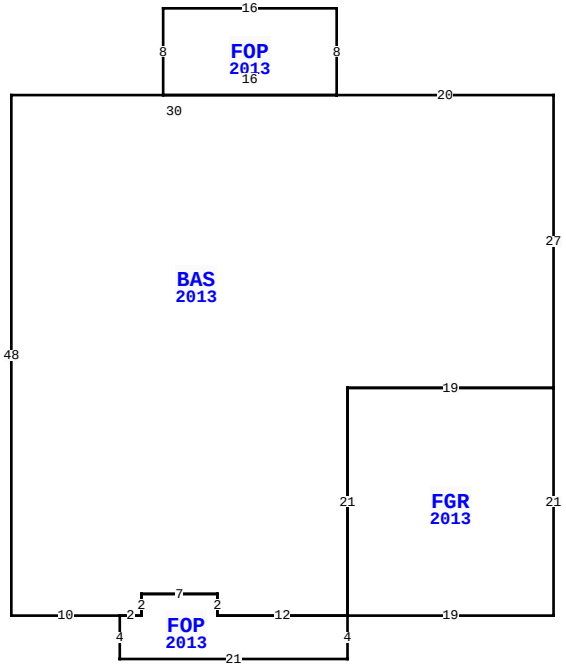
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2013	1,987	229,043
FGR	399	55	2013	219	25,245
FOP	98	30	2013	29	3,342
FOP	128	30	2013	38	4,380
TOTALS	2,612			2,273	262,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	116.1741	121.98	277,261	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2020 Heated Area: 1987 HX Base Yr 2020



86031 ALADDINS WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,012
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		317,012
SOH/AGL Deduction		74,289
ASSESSED VALUE		242,723
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		186,312
TOTAL JUST VALUE		317,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327065	CO ISSUED	0	08/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2278/0728	5/10/2019	WD	Q	I	01	252,000
GRANTOR: CORTES JOSEPH S						
GRANTEE: CLARK RODNEY J & DE						
1883/0805	9/16/2013	WD	Q	I	02	182,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CORTES JOSEPH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W20 FOP=[YR=2013] N8 W16 S8 E16 $ W30 S48 E10
FOP=[YR=2013] S4 E21 N4 FGR=[YR=2013] E19 N21 W19 S21 $ W12
N2 W7 S2 W2 $ E2 N2 E7 S2 E12 N21 E19 N27 $.

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