LOT 5
THE HIDEAWAY #2 PB 7/233

KIERNAN DENISE MARIE & THOMAS DAVID
86053 ALADDINS WAY
YULEE, FL 32097

2026

42-2N-27-4370-0005-0000

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

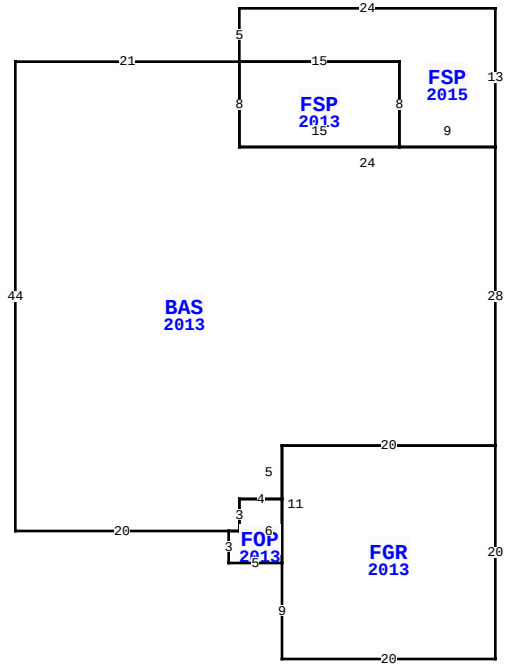
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2013	1,616	187,927
FGR	400	55	2013	220	25,584
FOP	27	30	2013	8	930
FSP	120	40	2013	48	5,582
FSP	192	40	2015	77	8,955
TOTALS	2,355			1,969	228,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,969	117.2031	123.06	242,305	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2024 Heated Area: 1616 HX Base Yr 2024



86053 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		228,978
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,978
SOH/AGL Deduction		0
ASSESSED VALUE		283,978
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,567
TOTAL JUST VALUE		283,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531189	SCRNROOM	6,071	09/01/2015
B1327126	CO ISSUED	0	08/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1858	2/24/2023	WD	Q	I	02	349,000
GRANTOR: BURGESS KEVIN E & GAR						
GRANTEE: KIERNAN DENISE MARI						
1890/0185	11/08/2013	WD	Q	I	02	165,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BURGESS KEVIN E & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 S44 E20 FOP=[YR=2013] S3 E5 FGR=[YR=2013] S9 E20 N20 W20 S11$ N6 W4 S3 W1$ E1 N3 E4 N5 E20 N28 FSP=[YR=2015] N13 W24 S5 FSP=[YR=2013] S8 E15 N8 W15$ E15 S8 E9$ W24 N8$.

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	000134	C	RES POND	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