LOT 6
IN OR 2041/1905
THE HIDEAWAY #2 PB 7/233

DOLYAK DAVID J & SARAH P
86052 ALADDINS WAY
YULEE, FL 32097

2026

42-2N-27-4370-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

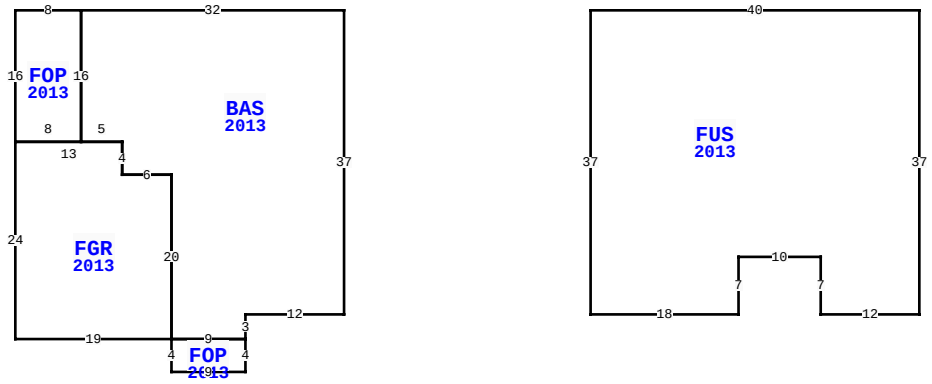
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,004	100	2013	1,004	109,356
FGR	432	55	2013	238	25,923
FOP	36	30	2013	11	1,198
FOP	128	30	2013	38	4,139
FUS	1,410	100	2013	1,410	153,579
TOTALS	3,010			2,701	294,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,701	109.7712	115.26	311,317	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2018 Heated Area: 2414 HX Base Yr 2018



86052 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		294,195
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,195
SOH/AGL Deduction		94,862
ASSESSED VALUE		254,333
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,922
TOTAL JUST VALUE		349,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327463	CO ISSUED	0	12/02/2013
P1316748	NEW CONSTR	0	08/01/2013
B1327463	NEW CONSTR	278,742	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2041/1905	4/22/2016	WD	Q	I	01	229,900
GRANTOR: BRUMMEL TIMOTHY D & R						
GRANTEE: DOLYAK DAVID J & SA						
1895/0352	12/16/2013	WD	Q	I	01	206,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRUMMEL TIMOTHY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W32 FOP=[YR=2013] W8 S16 FGR=[YR=2013] S24 E19 FOP=[YR=2013] S4 E9 N4 W9 $ N20 W6 N4 W13 $E8 N16 $ S16 E5 S4 E6 S20 E9 N3 E12 N37 $ PTR= E30 FUS=[YR=2013] E40 S37 W12 N7 W10 S7 W18 N37 $ W30 $.

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