LOT 7
THE HIDEAWAY #2 PB 7/233

MOTE-THOMAS DOROTHY L/E/
86046 ALADDINS WAY
YULEE, FL 32097

2026

42-2N-27-4370-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

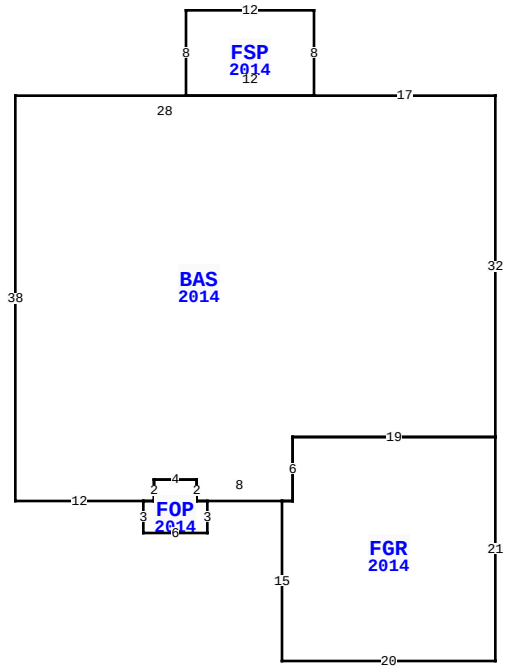
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,588	100	2014	1,588	185,355
FGR	414	55	2014	228	26,613
FOP	26	30	2014	8	933
FSP	96	40	2014	38	4,435
TOTALS	2,124			1,862	217,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	117.2031	123.06	229,138	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2022 Heated Area: 1588 HX Base Yr 2022



86046 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		217,337
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		272,337
SOH/AGL Deduction		199,398
ASSESSED VALUE		72,939
TOTAL EXEMPTION VALUE	HX HB WX SX	72,939
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		272,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429004	CO ISSUED	0	12/19/2014
B1429004	NEW CONSTR	197,404	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2863/0646	4/23/2026	LE	U	I	11	100
GRANTOR: MOTE-THOMAS DOROTHY L						
GRANTEE: MOTE CASSTIAN E						
2456/1989	4/15/2021	WD	Q	I	01	244,000
GRANTOR: NOLASCO DAVID & NANCY						
GRANTEE: MOTE-THOMAS DOROTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] N8 W12 S8 E12 $ W28 S38 E12
FOP=[YR=2014] S3 E6 N3 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E8
FGR=[YR=2014] S15 E20 N21 W19 S6 W1 $ E1 N6 E19 N32 $.

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