LOT 9
IN OR 2235/665
THE HIDEAWAY #2 PB 7/233

DAVIS TAMMY EILEEN
86024 ALADDINS WAY
YULEE, FL 32097

2026

42-2N-27-4370-0009-0000

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

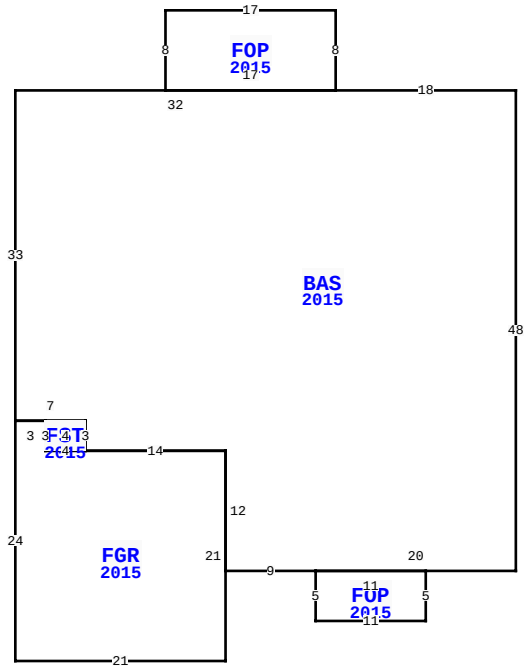
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,127	100	2015	2,127	243,388
FGR	450	55	2015	248	28,378
FOP	55	30	2015	16	1,831
FOP	136	30	2015	41	4,692
FST	12	55	2015	7	801
TOTALS	2,780			2,439	279,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,439	114.1161	119.82	292,241	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2019 Heated Area: 2127 HX Base Yr 2019



86024 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		279,090
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		334,090
SOH/AGL Deduction		91,658
ASSESSED VALUE		242,432
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,021
TOTAL JUST VALUE		334,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530016	CO ISSUED	0	07/09/2015
B1530015	NEW CONSTR	261,971	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2235/0665	11/06/2018	WD	Q	I	01	234,000
GRANTOR: PRITCHARD AMANDA J						
GRANTEE: DAVIS TAMMY EILEEN						
2010/1805	10/23/2015	WD	Q	I	01	205,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PRITCHARD AMANDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FOP=[YR=2015] N8 W17 S8 E17 $ W32 S33
FGR=[YR=2015] S24 E21 N21 W14 FST=[YR=2015] N3 W4 S3 E4$ W4
N3 W3$ E7 S3 E14 S12 E9 FOP=[YR=2015] S5 E11 N5 W11$ E20
N48$.

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