



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
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	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	221,166
FGR	365	55	201	22,161
FOP	118	30	35	3,859
FOP	160	30	48	5,292
FST	15	55	8	882
TOTALS	2,664		2,298	253,360

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	
6	0911	SCRN RM A	0	100	0	0	1,296.00	SF	17.50	17.50	
7	0855	CONC PAVER	0	100	0	0	921.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,298	124.7246	112.56	258,663	2017	2017	0	0	2.05	97.95
1 SINGLE FAM - 100% - 2018 Heated Area: 2006 HX Base Yr 2018											
BLD DATE	05/17/2022					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

86407 MOONLIT WALK CIR, YULEE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										253,360	
TOTAL MARKET OB/XF VALUE										69,065	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										372,425	
SOH/AGL Deduction										88,475	
ASSESSED VALUE										283,950	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										233,950	
TOTAL JUST VALUE										372,425	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										305,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009810	ADDITION	300	06/27/2022
B1904397	SWIM POOL	73,700	04/30/2019
17003148	CO ISSUED	0	04/11/2017
B1633468	NEW CONSTR	249,956	11/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2588/0111	8/26/2022	WD	U	I	11	100	
GRANTOR: CONNAHEY TIMOTHY C &							
GRANTEE: CONNAHEY KIMBERLY A							
2124/1161	5/22/2017	WD	U	I	11	100	
GRANTOR: SEMANIK EQUITY DEVELO							
GRANTEE: CONNAHEY TIMOTHY C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W18 FOP=[YR=2017] N8 W20 S8 E20\$ W32 S48 E10 FOP=[YR=2017] S6 E10 N2 E11 N4 FGR=[YR=2017] E19 N20 W4 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3W10 S20\$ W12 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 N20 E19 N28\$.											