

LOT 8
IN OR 2152/1135
HIDEAWAY PHASE 1A PBK 8/134

PROKOPIAK RICHARD E & JUDITH P
86419 MOONLIT WALK CIR
YULEE, FL 32097

2023

42-2N-27-4372-0008-0000



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	08	SHT VINYL 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	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	1,571	100	1,571	164,513
FGR	682	55	375	39,270
FOP	28	30	8	838
FOP	400	30	120	12,566
FST	15	55	8	838
TOTALS	2,696		2,082	218,025

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	921.00	SF	5.20	5.20	100	2017
2	0910	SCRN RM L	0	100	0	0	880.00	SF	15.00	15.00	100	2018
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2018
4	0855	CONC PAVER	0	100	0	0	716.00	SF	10.00	10.00	100	2018

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

REVIEW DATE 04/23/2019 BY KB

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,082	118.5800	107.02	222,816	2017	2017	0	0	0	2.15	97.85
1 SINGLE FAM - 100% - 2018 Heated Area: 1571 HX Base Yr 2018												

86419 MOONLIT WALK CIR, YULEE				BLD DATE	05/17/2022			NW	LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
921.00	SF	5.20	5.20	100	2017	2017	3	97	4,646		
880.00	SF	15.00	15.00	100	2018	2018	3	86	11,352		
364.00	SF	85.00	85.00	100	2018	2018	3	90	27,846		
716.00	SF	10.00	10.00	100	2018	2018	3	98	7,017		

TOTAL OB/XF												
50,861												

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		218,025	
TOTAL MARKET OB/XF VALUE		50,861	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		318,886	
SOH/AGL Deduction		86,073	
ASSESSED VALUE		232,813	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		182,813	
TOTAL JUST VALUE		318,886	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006005	ADDITION	19,717	06/12/2018
18004010	SWIM POOL	55,470	04/19/2018
17007535	CO ISSUED	0	08/21/2017
17002771	NEW CONSTR	220,689	04/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2152/1135	9/20/2017	WD	Q	I	01	245,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PROKOPIAK RICHARD E						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FOP=[YR=2017] W40 S10 BAS=[YR=2017] S49 E14 FOP=[YR=2017] E7 FGR=[YR=2017] S4 E19 N2 E10 N26 W10 S5 W4 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W10 S19\$ N4 W7 S4\$ N4 E7 N15 E19 N30 W40\$ E40 N10\$.						

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