LOT 9
HIDEAWAY PHASE 1A PBK 8/134

HERD FAMILY REVOCABLE TRUST/HERD DUANE EARL TRUSTE
86425 MOONLIT WALK CIR
YULEE, FL 32097

2023

42-2N-27-4372-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

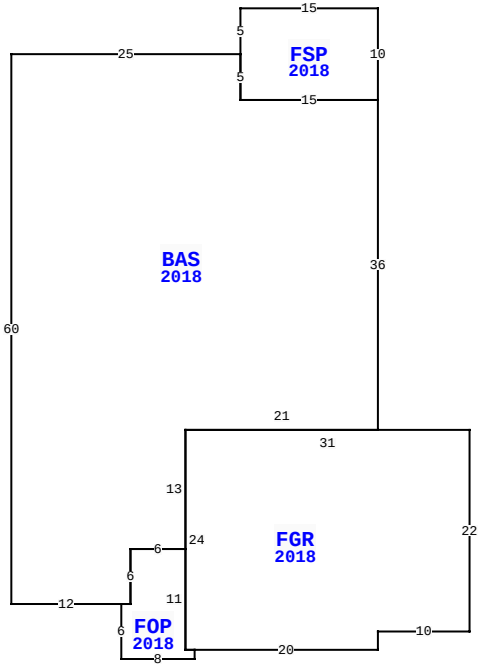
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,890	100	1,890	206,335
FGR	724	55	398	43,450
FOP	79	30	24	2,621
FSP	150	40	60	6,550
TOTALS	2,843		2,372	258,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	123.4310	111.40	264,241	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1890 HX Base Yr 2019



86425 MOONLIT WALK CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,956
TOTAL MARKET OB/XF VALUE		7,350
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		316,306
SOH/AGL Deduction		89,605
ASSESSED VALUE		226,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,701
TOTAL JUST VALUE		316,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007723	120 SF SCRNENC	2,975	07/22/2019
18001429	CO ISSUED	0	02/09/2018
17007582	NEW CONSTR	250,899	08/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0029	11/03/2022	SW	U	I	11	100
GRANTOR: HERD MICHELE G & DUAN						
GRANTEE: HERD FAMILY REVOCAB						
2178/0533	2/15/2018	WD	Q	I	01	234,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HERD MICHELE G & DU						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W15 S5 BAS=[YR=2018] W25 S60 E12
FOP=[YR=2018] S6 E8 N1 FGR=[YR=2018] E20 N2 E10 N22 W31 S24 E1$W1 N11 W6 S6 W1$ E1 N6 E6N13 E21 N36 W15 N5$ S5 E15 N10$.

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
1	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50	6.50	100	2018	2018	3	98	4,625	
2	0911	SCRN RM A	0	100	0	0	120.00	SF	17.50	17.50	100	2020	2020	3	93	1,953	
3	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2020	2020	3	99	772	

LAND DESCRIPTION

TOTAL OB/XF 7,350

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/08/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS