LOT 11
IN OR 2167/429
HIDEAWAY PHASE 1A PBK 8/134

MIDDLETON FAYE A
86437 MOONLIT WALK CIRCLE
YULEE, FL 32097

**2023**

**42-2N-27-4372-0011-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

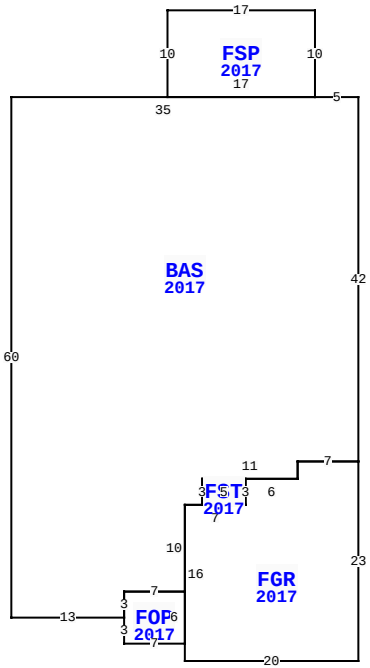
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 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 | 2,051 | 100 | 2,051 | 221,602 |
| FGR | 413 | 55 | 227 | 24,526 |
| FOP | 42 | 30 | 13 | 1,404 |
| FSP | 170 | 40 | 68 | 7,348 |
| FST | 15 | 55 | 8 | 864 |
| TOTALS | 2,691 | | 2,367 | 255,745 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,367 | 122.3530 | 110.42 | 261,364 | 2017 | 2017 | 0 | 0 | 0 | 2.15 | 97.85 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2051 HX Base Yr 2019




86437 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 | | 255,745 |
| TOTAL MARKET OB/XF VALUE | | 3,077 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 308,822 |
| SOH/AGL Deduction | | 85,842 |
| ASSESSED VALUE | | 222,980 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 172,980 |
| TOTAL JUST VALUE | | 308,822 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 264,939 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17011452 | CO ISSUED | 0 | 12/27/2017 |
| 17006204 | NEW CONSTR | 260,389 | 07/12/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2167/0429 | 12/27/2017 | WD | Q | I | 01 | 245,400 |

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MIDDLETON FAYE A

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W5 FSP=[YR=2017] N10 W17 S10 E17$ W35 S60 E13
FOP=[YR=2017] S3 E7 FGR=[YR=2017] S2 E20 N23 W7 S2 W6
FST=[YR=2017] W5 S3 E5 N3$ S3 W7 S16$ N6 W7 S3$ N3 E7 N10 E2
N3 E11 N2 E7 N42$.

## 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 | 488.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 3,077 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,077

| 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 12/07/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS