



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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

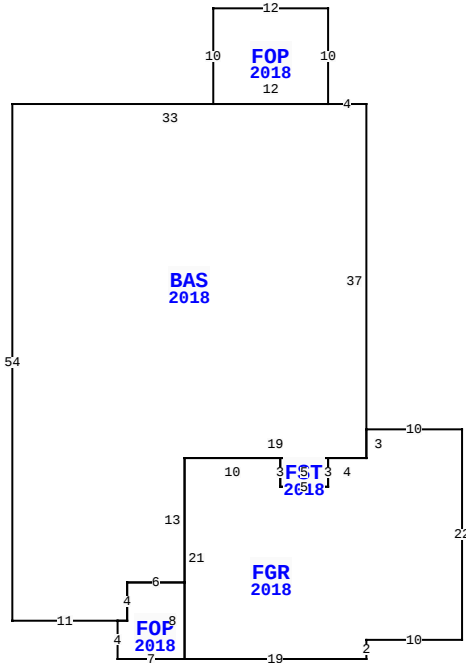
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	1,651	172,463
FGR	604	55	332	34,681
FOP	52	30	16	1,672
FOP	120	30	36	3,761
FST	15	55	8	835

TOTALS	2,442		2,043	213,410
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	655.00	SF	6.50	6.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,043	117.5020	106.05	216,660	2018	2018	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 1651 HX Base Yr 2023												



86446 MOONLIT WALK CIR, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	655.00	SF	6.50	6.50	100	2018	2018	3	98	4,172	

LAND DESCRIPTION										TOTAL OB/XF 4,172									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				213,410	
TOTAL MARKET OB/XF VALUE				4,172	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				267,582	
SOH/AGL Deduction				45,404	
ASSESSED VALUE				222,178	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				172,178	
TOTAL JUST VALUE				267,582	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				230,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006377	CO ISSUED	0	06/21/2018
18001710	NEW CONSTR	227,431	02/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1947	8/01/2022	WD	Q	I	01	350,000
GRANTOR: GUYTON AUSTIN C						
GRANTEE: AMITH JONATHAN DAVI						
2212/0362	7/19/2018	WD	Q	I	01	236,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GUYTON AUSTIN C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W4 FOP=[YR=2018] N10 W12 S10 E12\$ W33 S54 E11 FOP=[YR=2018] S4 E7 FGR=[YR=2018] E19 N2 E10 N22 W10 S3 W4 FST=[YR=2018] W5 S3 E5 N3 \$ S3 W5 N3 W10 S21\$ N8 W6 S4 W1\$ E1 N4 E6 N13 E19 N37\$.									