

WIND AMIR L/E/
86376 MOONLIT WALK CIRCLE
YULEE, FL 32097

2023

42-ZN-27-4372-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										4																			
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD									
Exterior Wall		10		ABOVE AVG 70		0100		01		2,047		121.7062		224,842		2016		2016		0		0		2.65		97.35		Tax Group: 4		Tax Dist:									
Exterior Wall		16		WD FR STUC 30		1		1		1		1		1		1		1		1		1		1		1		218,884		218,884									
Roof Structur		03		GABLE/HIP 100		1		1		1		1		1		1		1		1		1		1		1		3,051		3,051									
Roof Cover		03		COMP SHNGL 100		1		1		1		1		1		1		1		1		1		1		1		50,000		50,000									
Interior Wall		05		DRYWALL 100		1		1		1		1		1		1		1		1		1		1		1		271,935		271,935									
Interior Floo		14		CARPET 70		1		1		1		1		1		1		1		1		1		1		1		76,399		76,399									
Interior Floo		11		CLAY TILE 30		1		1		1		1		1		1		1		1		1		1		1		195,536		195,536									
Air Condition		03		CENTRAL 100		1		1		1		1		1		1		1		1		1		1		1		50,000		50,000									
Heating Type		04		AIR DUCTED 100		1		1		1		1		1		1		1		1		1		1		1		145,536		145,536									
Bedrooms		3		100		1		1		1		1		1		1		1		1		1		1		1		271,935		271,935									
Bathrooms		2		100		1		1		1		1		1		1		1		1		1		1		1		0		0									
Frame		02		WOOD FRAME 100		1		1		1		1		1		1		1		1		1		1		1		234,123		234,123									
Stories		1.		1. 100		1		1		1		1		1		1		1		1		1		1		1		0		0									
Units		0		100		1		1		1		1		1		1		1		1		1		1		1		0		0									
Occupancy		00		NONE 100		1		1		1		1		1		1		1		1		1		1		1		0		0									
Quality		05		Quality Level 05		1		1		1		1		1		1		1		1		1		1		1		0		0									
DOR CODE		0100		SINGLE FAMILY		1		1		1		1		1		1		1		1		1		1		1		0		0									
MAP NUM				MKT AREA		04		04		04		04		04		04		04		04		04		04		04		0		0									
NEIGHBORHOOD/LOC		4071.00		4071.00		4071.00		4071.00		4071.00		4071.00		4071.00		4071.00		4071.00		4071.00		4071.00		4071.00		4071.00		0		0									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		FGR		FOP		FST		BAS		FGR		FOP		FST		BAS		FGR		FOP									
BAS		1,766		100		1,766		188,837		1,766		188,837		1,766		188,837		1,766		188,837		1,766		188,837		1,766		188,837		188,837									
FGR		421		55		232		24,808		421		24,808		421		24,808		421		24,808		421		24,808		421		24,808		24,808									
FOP		24		30		7		749		24		749		24		749		24		749		24		749		24		749		749									
FOP		112		30		34		3,636		112		3,636		112		3,636		112		3,636		112		3,636		112		3,636		3,636									
FST		15		55		8		856		15		856		15		856		15		856		15		856		15		856		856									
TOTALS		2,338				2,047		218,884		2,338		218,884		2,338		218,884		2,338		218,884		2,338		218,884		2,338		218,884		218,884									
EXTRA FEATURES										86376 MOONLIT WALK CIR, YULEE																													
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		9 3		27.00		SF 6.50				6.50		100		2016		2016		3		97		170											
2		0810		CONCRETE A		0 100		0 0		457.00		SF 6.50				6.50		100		2016		2016		3		97		2,881											