LOT 32
IN OR 2114/1348
HIDEAWAY PHASE 1A PBK 8/134

CHASE MICHAEL J & MARY E
86327 MOONLIT WALK CIRCLE
YULEE, FL 32097

2023

42-2N-27-4372-0032-0000

BUILDING CHARACTERISTICS

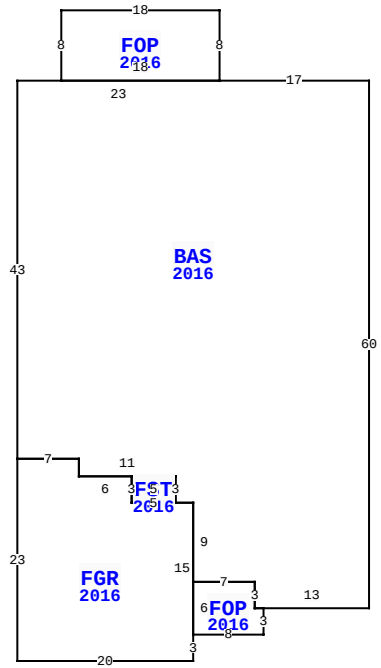
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,071	100	2,071	217,519
FGR	413	55	227	23,842
FOP	45	30	14	1,470
FOP	144	30	43	4,516
FST	15	55	8	840
TOTALS	2,688		2,363	248,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,363	119.5502	107.89	254,944	2016	2016	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2018 Heated Area: 2071 HX Base Yr 2018



86327 MOONLIT WALK CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,188
TOTAL MARKET OB/XF VALUE		3,039
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		301,227
SOH/AGL Deduction		84,215
ASSESSED VALUE		217,012
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,012
TOTAL JUST VALUE		301,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632227	CO ISSUED	0	10/13/2016
B1632227	NEW CONSTR	256,782	05/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/1348	4/13/2017	WD	Q	I	01	230,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CHASE MICHAEL J & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] N8 W18 S8 E18$ W23 S43 FGR=[YR=2016] S23 E20 N3 FOP=[YR=2016] E8 N3 W1 N3 W7 S6$ N15 W2 FST=[YR=2016] N3 W5 S3 E5$ W5 N3 W6 N2 W7$ E7 S2 E11 S3 E2 S9 E7 S3 E13 N60$.

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	11	3	33.00	SF	6.50	6.50	100	2016	2016	3	97	208	
2	0810	CONCRETE A	0	100	0	0	449.00	SF	6.50	6.50	100	2016	2016	3	97	2,831	

LAND DESCRIPTION

TOTAL OB/XF 3,039

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 12/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS