LOT 34
HIDEAWAY PHASE 1A PBK 8/134

MULLIS DOYCE E JR
86339 MOONLIT WALK CIR
YULEE, FL 32097

**2023**

**42-2N-27-4372-0034-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

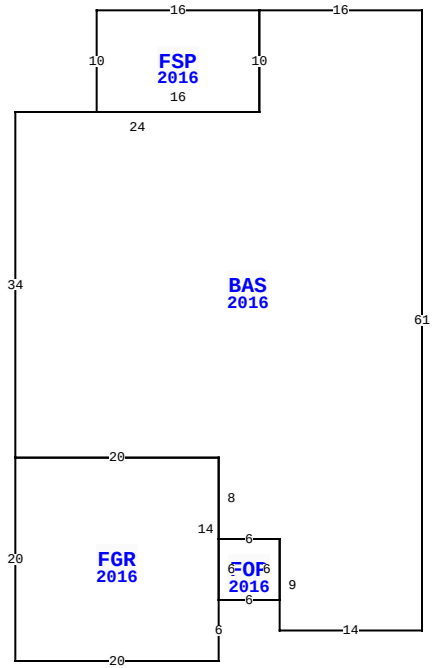
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,806 | 100 | 1,806 | 191,409 |
| FGR | 400 | 55 | 220 | 23,316 |
| FOP | 36 | 30 | 11 | 1,166 |
| FSP | 160 | 40 | 64 | 6,783 |
| TOTALS | 2,402 | | 2,101 | 222,674 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,101 | 120.6282 | 108.87 | 228,736 | 2016 | 2016 | 0 | 0 | 0 | 2.65 | 97.35 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1806 HX Base Yr 2022




86339 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 | | 222,674 |
| TOTAL MARKET OB/XF VALUE | | 3,029 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 275,703 |
| SOH/AGL Deduction | | 24,312 |
| ASSESSED VALUE | | 251,391 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 201,391 |
| TOTAL JUST VALUE | | 275,703 |
| NCON VALUE | | 8,292 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 236,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632097 | NEW CONSTR | 225,134 | 04/18/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2353/0828 | 4/10/2020 | WD | Q | I | 02 | 247,500 |
| GRANTOR: LOBERG NICHOLAS DANIE | | | | | | |
| GRANTEE: MULLIS DOYCE E JR | | | | | | |
| 2104/1689 | 2/28/2017 | WD | Q | I | 01 | 214,800 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: LOBERG NICHOLAS DAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2016] W16 S10 E16 N10$ S10 W24 S34 FGR=[YR=2016] S20 E20 N6 FOP=[YR=2016] E6 N6 W6 S6$ N14 W20$ E20 S8 E6 S9 E14 N61$.

## 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 | 14 | 3 | 42.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 265 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 548.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 97 | 2,764 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,029

| 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