LOT 16
HIDEAWAY PHASE 1B PBK 8/301

GUZMAN NANCY J/GASCOT JORGE E POLANCE
86470 MOONLIT WALK CIR
YULEE, FL 32097

2023

42-2N-27-4373-0016-0000

BUILDING CHARACTERISTICS

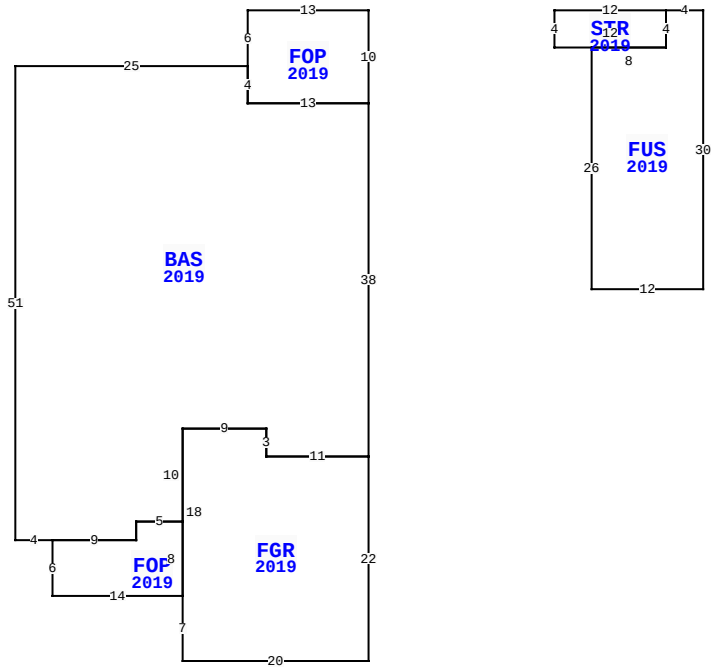
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4071.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1,669	184,068
FGR	467	55	257	28,344
FOP	94	30	28	3,088
FOP	130	30	39	4,302
FUS	328	100	328	36,174
STR	48	10	5	551
TOTALS	2,736		2,326	256,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	123.4310	111.40	259,116	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1997 HX Base Yr 2020



86470 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		256,525
TOTAL MARKET OB/XF VALUE		2,028
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		308,553
SOH/AGL Deduction		115,753
ASSESSED VALUE		192,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,800
TOTAL JUST VALUE		308,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011809	CO ISSUED	0	11/13/2019
19008529	NEW CONSTR	273,797	08/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/0123	12/11/2019	WD	Q	I	02	254,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GUZMAN NANCY J & JO						
2311/1566	10/10/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W13 S6 BAS=[YR=2019] W25 S51 E4 FOP=[YR=2019] S6 E14 FGR=[YR=2019] S7 E20 N22 W11 N3 W9 S18$ N8 W5 S2 W9$ E9 N2 E5 N10 E9 S3 E11 N38 W13 N4$ S4 E13 N10$ PTR= E20 STR=[YR=2019] E12 FUS=[YR=2019] E4 S30 W12 N26 E8 N4$ S4 W12 N4$ W20$.

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	0812	CONCRETE C	0	100	0	0	512.00	SF	4.00	4.00	100	2019	2019	3	99	2,028	

LAND DESCRIPTION

TOTAL OB/XF 2,028

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 12/20/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS