

LOT 19
IN OR 2235/785
HIDEAWAY PHASE 1B PBK 8/301

BRADLEY DUSTIN A & AMANDA L
86452 MOONLIT WALK CIRCLE
YULEE, FL 32097

2023

42-2N-27-4373-0019-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																												
Exterior Wall	10	ABOVE AVG 100	0100	01	2,327	120.6282	108.87	253,340	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019														Heated Area: 1884														HX Base Yr 2019													
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			4071.0100																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,884	100	1,884	202,034																																								
FGR	662	55	364	39,035																																								
FOP	114	30	34	3,646																																								
FOP	150	30	45	4,826																																								
TOTALS			2,810	2,327	249,540																																							
EXTRA FEATURES			86452 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	0	0	808.00	SF	6.50	6.50	100	2018	2018	3	98	5,147																												
2	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2018	2018	3	95	6,202																												
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570																												
TOTAL OB/XF																	11,919																											
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	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 04/23/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																												