



BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 50			
Interior Floor	14 CARPET 50			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	2.5 100			
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	1,650	100	1,650	165,685
FGR	460	55	253	25,405
FOP	55	30	16	1,607
FOP	140	30	42	4,218
FUS	1,108	100	1,108	111,260
STR	56	10	6	603
TOTALS	3,469		3,075	308,777

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,075	111.8260	100.92	310,329	2020	2020	0	0	0.50	99.50

1 SINGLE FAM - 0% - 0 Heated Area: 2758 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,777
TOTAL MARKET OB/XF VALUE		3,752
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,529
SOH/AGL Deduction		30,859
ASSESSED VALUE		331,670
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		331,670
TOTAL JUST VALUE		362,529
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		309,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912255	CO ISSUED	0	03/05/2020
1912255	NEW CONSTR	369,655	11/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2650/1207	6/27/2023	WD Q	Q	I	01	410,000

GRANTOR: WAEDEL CHRISTOPHER CA
GRANTEE: ANDERSON JENNIFER E
2357/1106 4/24/2020 WD Q I 01 293,500
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WAEDEL CHRISTOPHER

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	0	0	0		583.00 SF 6.50	100	2020	2020	3	99	3,752	

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

BUILDING NOTES	
86455 MOONLIT WALK CIR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2020] W4 FOP=[YR=2020] N10 W14 S10 E14\$ W36 S30	
FGR=[YR=2020] S23 E19 FOP=[YR=2020] S4 E8 N3 W1 N5 W6 S4 W1 \$	
E1 N23 W20\$ E20 S19 E6 S5 E14 N54\$ PTR=E15 FUS=[YR=2020] S22	
E20 S8 E7 N4 E13 N34 W22 S8 STR=[YR=2020] W14 S4 E14 N4\$ S4	
W14 N4 W4\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,752																						
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							