



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,006	100	2,006	242,147
FGR	365	55	201	24,263
FOP	118	30	35	4,224
FOP	160	30	48	5,794
FST	15	55	8	966
TOTALS	2,664		2,298	277,394

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	
6	0911	SCRN RM A	0	100	0	0	1,296.00	SF	17.50	17.50	
7	0855	CONC PAVER	0	100	0	0	921.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,298	130.3939	123.87	284,653	2017	2017	0	0	0	2.55	97.45	
1 SINGLE FAM - 100% - 2018 Heated Area: 2006 HX Base Yr 2018													
BLD DATE	05/17/2022					NW	LGL DATE						
XF DATE							LAND DATE						
INC DATE							AG DATE						

86407 MOONLIT WALK CIR, YULEE

TOTAL OB/XF													
66,999													

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 277,394											
TOTAL MARKET OB/XF VALUE 66,999											
TOTAL LAND VALUE - MARKET 50,000											
TOTAL MARKET VALUE 394,393											
SOH/AGL Deduction 101,925											
ASSESSED VALUE 292,468											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 242,468											
TOTAL JUST VALUE 394,393											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 372,425											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009810	ADDITION	300	06/27/2022
B1904397	SWIM POOL	73,700	04/30/2019
17003148	CO ISSUED	0	04/11/2017
B1633468	NEW CONSTR	249,956	11/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2588/0111	8/26/2022	WD	U	I	11		100
GRANTOR: CONNAHEY TIMOTHY C &							
GRANTEE: CONNAHEY KIMBERLY A							
2124/1161	5/22/2017	WD	U	I	11		100
GRANTOR: SEMANIK EQUITY DEVELO							
GRANTEE: CONNAHEY TIMOTHY C							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2017] W18 FOP=[YR=2017] N8 W20 S8 E20\$ W32 S48 E10 FOP=[YR=2017] S6 E10 N2 E11 N4 FGR=[YR=2017] E19 N20 W4 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3W10 S20\$ W12 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 N20 E19 N28\$.											