LOT 17
HIDEAWAY PHASE 1A PBK 8/134

**ANDERSON JUSTIN C/CLARK DIANE**
86416 MOONLIT WALK CIR
YULEE, FL 32097

**2024**

**42-2N-27-4372-0017-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

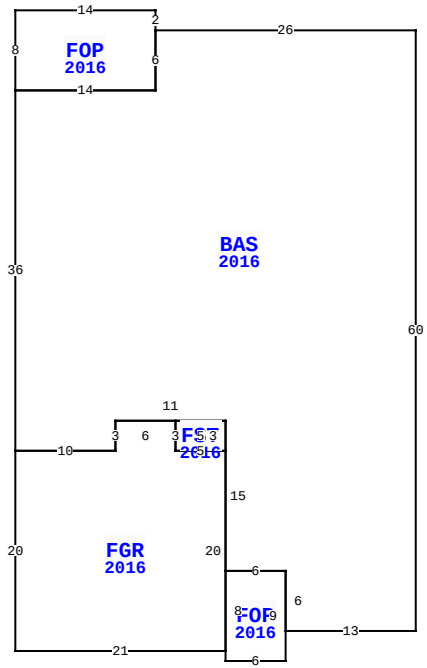
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | 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 | 1,869 | 100 | 1,869 | 219,388 |
| FGR | 438 | 55 | 241 | 28,289 |
| FOP | 54 | 30 | 16 | 1,878 |
| FOP | 112 | 30 | 34 | 3,991 |
| FST | 15 | 55 | 8 | 939 |
| TOTALS | 2,488 | | 2,168 | 254,485 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,168 | 127.5764 | 121.20 | 262,762 | 2016 | 2016 | 0 | 0 | 0 | 3.15 | 96.85 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1869 HX Base Yr




86416 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 | | 254,485 |
| TOTAL MARKET OB/XF VALUE | | 3,151 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 307,636 |
| SOH/AGL Deduction | | 13,448 |
| ASSESSED VALUE | | 294,188 |
| TOTAL EXEMPTION VALUE | 13 | 294,188 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 307,636 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 285,619 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632342 | CO ISSUED | 0 | 11/30/2016 |
| B1632342 | NEW CONSTR | 235,304 | 05/18/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2338/0684 | 2/07/2020 | WD | Q | I | 01 | 230,000 |
| GRANTOR: LINDVA ISABELL | | | | | | |
| GRANTEE: ANDERSON JUSTIN S & | | | | | | |
| 2124/1163 | 5/22/2017 | WD | U | I | 11 | 100 |
| GRANTOR: SEMANIK EQUITY DEV'T | | | | | | |
| GRANTEE: LINDVA ISABELL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W26 FOP=[YR=2016] N2 W14 S8 E14 N6$ S6 W14 S36 FGR=[YR=2016] S20 E21 FOP=[YR=2016] S1 E6 N9 W6 S8$ N20 FST=[YR=2016] N3 W5 S3 E5$ W5 N3 W6 S3 W10$ E10 N3 E11 S15 E6 S6 E13 N60$.

## 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 | 8 | 3 | 24.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 96 | 150 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 481.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 96 | 3,001 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,151

| 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 | | PUD | 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 08/06/2024 BY SYS