LOT 32
IN OR 2114/1348
HIDEAWAY PHASE 1A PBK 8/134

CHASE MICHAEL J & MARY E
86327 MOONLIT WALK CIRCLE
YULEE, FL 32097

**2024**

**42-2N-27-4372-0032-0000**

## BUILDING CHARACTERISTICS

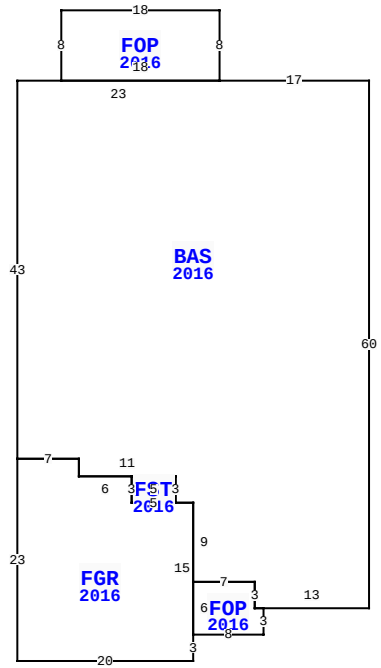
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 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 | 2,071 | 100 | 2,071 | 238,165 |
| FGR | 413 | 55 | 227 | 26,105 |
| FOP | 45 | 30 | 14 | 1,610 |
| FOP | 144 | 30 | 43 | 4,945 |
| FST | 15 | 55 | 8 | 920 |
| TOTALS | 2,688 | | 2,363 | 271,745 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,363 | 124.9843 | 118.74 | 280,583 | 2016 | 2016 | 0 | 0 | 0 | 3.15 | 96.85 |

1 SINGLE FAM – 100% - 2018 Heated Area: 2071 HX Base Yr 2018




86327 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 | | 271,745 |
| TOTAL MARKET OB/XF VALUE | | 3,008 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 324,753 |
| SOH/AGL Deduction | | 101,231 |
| ASSESSED VALUE | | 223,522 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 173,522 |
| TOTAL JUST VALUE | | 324,753 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 301,227 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632227 | CO ISSUED | 0 | 10/13/2016 |
| B1632227 | NEW CONSTR | 256,782 | 05/04/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2114/1348 | 4/13/2017 | WD | Q | I | 01 | 230,000 |

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CHASE MICHAEL J & M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] N8 W18 S8 E18$ W23 S43 FGR=[YR=2016] S23 E20 N3 FOP=[YR=2016] E8 N3 W1 N3 W7 S6$ N15 W2 FST=[YR=2016] N3 W5 S3 E5$ W5 N3 W6 N2 W7$ E7 S2 E11 S3 E2 S9 E7 S3 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 | 11 | 3 | 33.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 96 | 206 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 449.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 96 | 2,802 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,008

| 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 12/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS