LOT 15
IN OR 2237/704
HIDEAWAY PHASE 1B PBK 8/301

NICHOLAS PAUL A SR & RHONDA V
86476 MOONLIT WALK CIRCLE
YULEE, FL 32097

**2024**

**42-2N-27-4373-0015-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

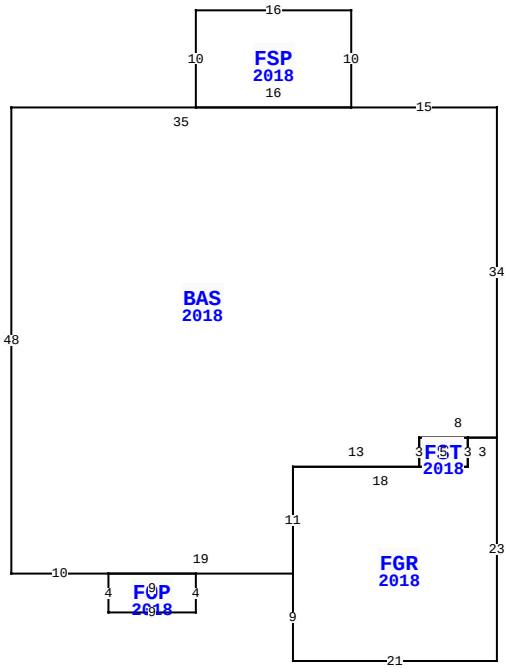
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 4071.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,145 | 100 | 2,145 | 250,234 |
| FGR | 429 | 55 | 236 | 27,531 |
| FOP | 36 | 30 | 11 | 1,283 |
| FSP | 160 | 40 | 64 | 7,467 |
| FST | 15 | 55 | 8 | 933 |
| TOTALS | 2,785 | | 2,464 | 287,449 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,464 | 125.3040 | 119.04 | 293,315 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2145 HX Base Yr 2019




86476 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 | | 287,449 |
| TOTAL MARKET OB/XF VALUE | | 2,941 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 340,390 |
| SOH/AGL Deduction | | 106,582 |
| ASSESSED VALUE | | 233,808 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 183,808 |
| TOTAL JUST VALUE | | 340,390 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 315,504 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18004204 | CO ISSUED | 0 | 11/01/2018 |
| 18005886 | NEW CONSTR | 282,527 | 06/11/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2237/0704 | 11/14/2018 | WD | Q | I | 01 | 254,500 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: NICHOLAS PAUL A SR | | | | | | |
| 2204/1254 | 6/15/2018 | WD | U | V | 30 | 48,000 |
| GRANTOR: SEMANIK EQUITY DEV & | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W15 FSP=[YR=2018] N10 W16 S10 E16$ W35 S48 E10
FOP=[YR=2018] S4 E9 N4 W9$ E19 FGR=[YR=2018] S9 E21 N23 W3
FST=[YR=2018] W5 S3 E5 N3$ S3 W18 S11$ N11 E13 N3 E8 N34$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 583.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 2,941 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,941

| 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 04/23/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS