

ANDERSON JENNIFER ELIZABETH & STEVEN
86455 MOONLIT WALK CIRCLE
YULEE, FL 32097

42-2N-27-4373-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	11	CLAY TILE 40		
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	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	1,650	100	1,650	179,293
FGR	460	55	253	27,491
FOP	55	30	16	1,738
FSP	140	40	56	6,086
FUS	1,108	100	1,108	120,398
STR	56	10	6	652
TOTALS	3,469		3,089	335,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,089	115.5336	109.76	339,049	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM - 0% - 2024
Heated Area: 2758
HX Base Yr

14

10

FSP
2020

14

36

4

30

54

FGR
2020

19

4

19

4

14

FOP
2020

8

3

20

4

22

20

8

7

13

FUS
2020

34

14

4

4

22

14

8

4

STR
2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2650/1207	6/27/2023	WD	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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W4 W36 S30 E20 S19 E6 S5 E14 N54 \$
FUS=[YR=2020;ORIG=10,18] S22 E20 S8 E7 N4 E13 N34 W22 S8 S4 W14 N4 W4 \$
FGR=[YR=2020;ORIG=-40,30] S23 E19 E1 N4 N19 W20 \$
FSP=[YR=2020;ORIG=-4,0] N10 W14 S10 E14 \$
STR=[YR=2020;ORIG=28,18] W14 S4 E14 N4 \$
FOP=[YR=2020;ORIG=-21,53] S4 E8 N3 W1 N5 W6 S4 W1 \$
.

LAND DESCRIPTION

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

EXTRA FEATURES

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

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1	000100	C	SFR		0	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS