PT SEC 42-2N-27E
IN OR 1966/662
BEING PARCEL A

SEMANIK EQUITY DEVELOPMENT & ACQUISITION INC
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2025

42-2N-27-0000-0001-0360

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MOONLIT WALK CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/30/2019 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,050
TOTAL MARKET VALUE	982
SOH/AGL Deduction	0
ASSESSED VALUE	982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	982
TOTAL JUST VALUE	28,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/0662	2/26/2015	SW	Q	V	05	825,000

GRANTOR: DECATUR PROPERTIES IN

GRANTEE: SEMANIK EQUITY DEVE

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 N S	0		PUD	0.00	0.00	1.87	AC		1.00	1.00	1.00	525.00	525.00	982							
2	009910	M	MARKET VALUE	0		PUD	0.00	0.00	1.87	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,050							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 1.87 Total Land Value: 982 Market: 28,050 Agricultural: 982 Common: 0 PRINTED 07/30/2025 BY SYS