



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2017	2,006	253,584
FGR	365	55	2017	201	25,409
FOP	118	30	2017	35	4,425
FOP	160	30	2017	48	6,068
FST	15	55	2017	8	1,011

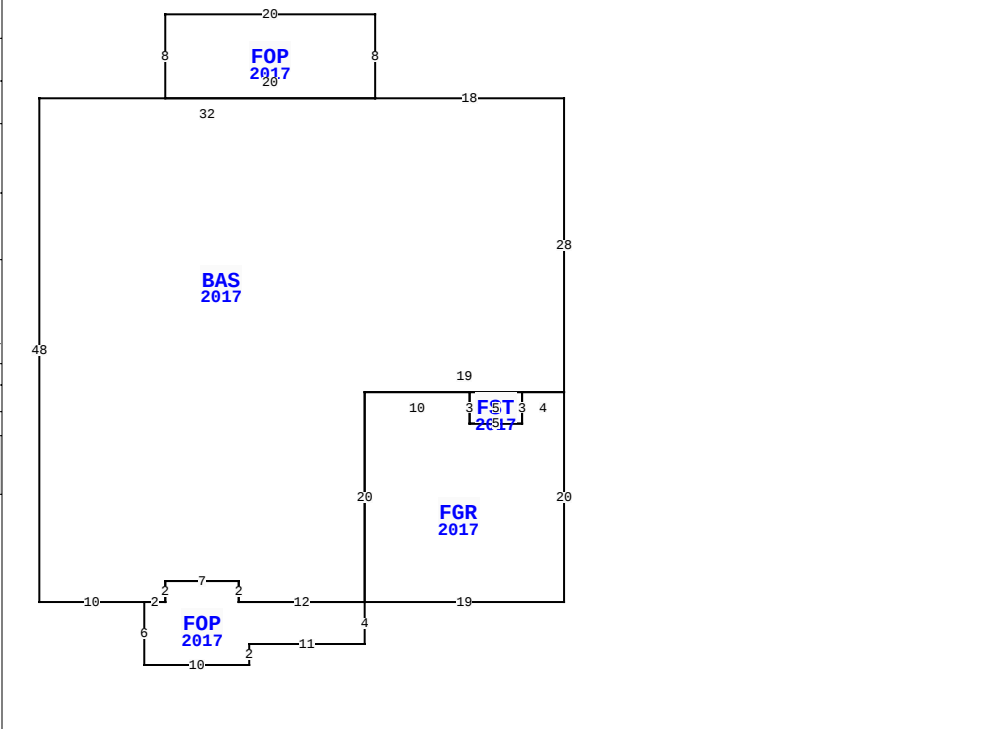
TOTALS	2,664			2,298	290,497
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
5	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00
6	0911	SCRN RM A	0	100	0	0	1,296.00	SF	17.50
7	0855	CONC PAVER	0	100	0	0	921.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	08/13/2021	BY	NWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,298	130.3939	130.39	299,636	2017	2017	0	0	3.05	96.95
1 SINGLE FAM - 100% - 2018 Heated Area: 2006 HX Base Yr 2018											



86407 MOONLIT WALK CIR, YULEE	BLD DATE	05/17/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20	5.20	100	2017	2017	3	96	3,100	
2	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00	10.00	100	2017	2017	3	96	3,091	
3	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2019	2019	3	87	3,132	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	
5	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2019	2019	3	87	27,731	
6	0911	SCRN RM A	0	100	0	0	1,296.00	SF	17.50	17.50	100	2019	2019	3	82	18,598	
7	0855	CONC PAVER	0	100	0	0	921.00	SF	10.00	10.00	100	2019	2019	3	97	8,934	

TOTAL OB/XF										64,868									
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										290,497									
TOTAL MARKET OB/XF VALUE										64,868									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										405,365									
SOH/AGL Deduction										104,415									
ASSESSED VALUE										300,950									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										250,228									
TOTAL JUST VALUE										405,365									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										394,393									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009810	ADDITION	300	06/27/2022
B1904397	SWIM POOL	73,700	04/30/2019
17003148	CO ISSUED	0	04/11/2017
B1633468	NEW CONSTR	249,956	11/01/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2588/0111	8/26/2022	WD	U	I	11	100			
GRANTOR: CONNAHEY TIMOTHY C &									
GRANTEE: CONNAHEY KIMBERLY A									
2124/1161	5/22/2017	WD	U	I	11	100			
GRANTOR: SEMANIK EQUITY DEVELO									
GRANTEE: CONNAHEY TIMOTHY C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W18 FOP=[YR=2017] N8 W20 S8 E20\$ W32 S48 E10 FOP=[YR=2017] S6 E10 N2 E11 N4 FGR=[YR=2017] E19 N20 W4 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3W10 S20\$ W12 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 N20 E19 N28\$.									