LOT 12
HIDEAWAY PHASE 1A PBK 8/134

CAGLE KRISTY/ZHU JING
86443 MOONLIT WALK CIR
YULEE, FL 32097

2025

42-2N-27-4372-0012-0000

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

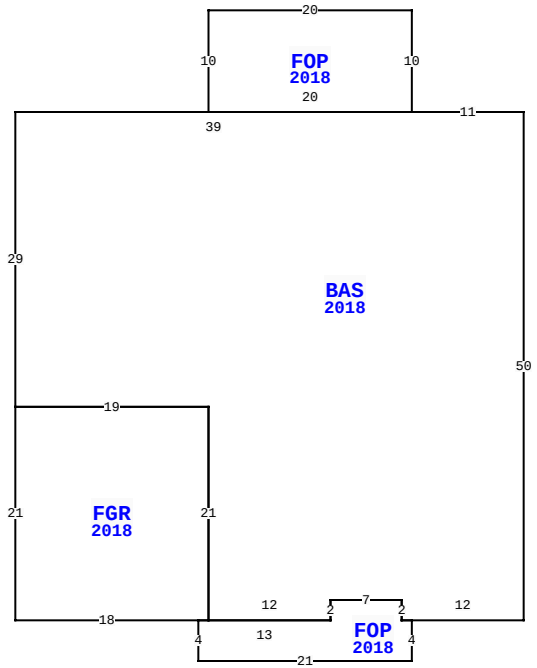
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2018	2,087	260,274
FGR	399	55	2018	219	27,312
FOP	98	30	2018	29	3,616
FOP	200	30	2018	60	7,483
TOTALS	2,784			2,395	298,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,395	127.9145	127.91	306,344	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2087 HX Base Yr 2021



86443 MOONLIT WALK CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,685
TOTAL MARKET OB/XF VALUE		4,130
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		352,815
SOH/AGL Deduction		85,041
ASSESSED VALUE		267,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,052
TOTAL JUST VALUE		352,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002501	CO ISSUED	0	03/09/2018
17008793	NEW CONSTR	281,383	10/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/0435	9/28/2020	WD	Q	I	02	269,000
GRANTOR: WELLS ROGER T						
GRANTEE: CAGLE KRISTY & JING						
2183/1337	3/14/2018	WD	Q	I	02	242,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WELLS ROGER T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 FOP=[YR=2018] N10 W20 S10 E20$ W39 S29
FGR=[YR=2018] S21 E18 FOP=[YR=2018] S4 E21 N4 W1 N2 W7
S2W13$ E1 N21 W19$ E19 S21 E12 N2 E7 S2 E12 N50$.

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	0	0	655.00	SF	6.50	6.50	100	2018	2018	3	97	4,130	

LAND DESCRIPTION

TOTAL OB/XF 4,130

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	RES	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 01/31/2019 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS