LOT 13
HIDEAWAY PHASE 1A PBK 8/134

SMITH JONATHAN D & HEATHER
86446 MOONLIT WALK CIR
YULEE, FL 32097

2025

42-2N-27-4372-0013-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

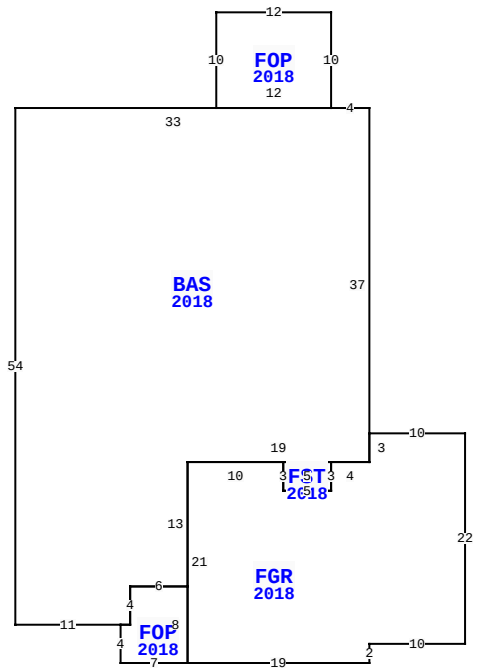
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	2018	1,651	197,739
FGR	604	55	2018	332	39,763
FOP	52	30	2018	16	1,916
FOP	120	30	2018	36	4,311
FST	15	55	2018	8	958
TOTALS	2,442			2,043	244,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,043	122.8430	122.84	250,962	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1651 HX Base Yr 2023



86446 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		244,688
TOTAL MARKET OB/XF VALUE		4,130
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,818
SOH/AGL Deduction		63,339
ASSESSED VALUE		235,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,757
TOTAL JUST VALUE		298,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006377	CO ISSUED	0	06/21/2018
18001710	NEW CONSTR	227,431	02/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1947	8/01/2022	WD	Q	I	01	350,000
GRANTOR: GUYTON AUSTIN C						
GRANTEE: AMITH JONATHAN DAVI						
2212/0362	7/19/2018	WD	Q	I	01	236,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GUYTON AUSTIN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2018] N10 W12 S10 E12$ W33 S54 E11
FOP=[YR=2018] S4 E7 FGR=[YR=2018] E19 N2 E10 N22 W10 S3 W4
FST=[YR=2018] W5 S3 E5 N3 $ S3 W5 N3 W10 S21$ N8 W6 S4 W1$
E1 N4 E6 N13 E19 N37$.

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 04/23/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS