LOT 16
IN OR 2216/650
HIDEAWAY PHASE 1A PBK 8/134

LUNA JONAS/TAVERAS YISSET
86422 MOONLIT WALK CIR
YULEE, FL 32097

2025

42-2N-27-4372-0016-0000

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

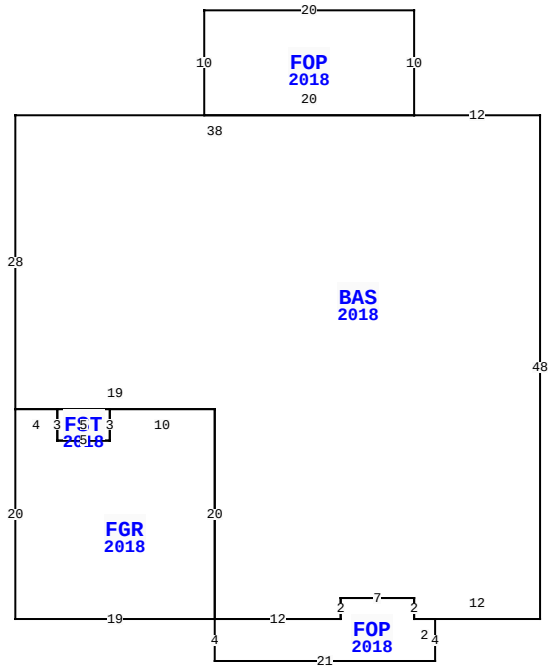
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2018	2,006	250,172
FGR	365	55	2018	201	25,067
FOP	98	30	2018	29	3,616
FOP	200	30	2018	60	7,483
FST	15	55	2018	8	997
TOTALS	2,684			2,304	287,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	127.9145	127.91	294,705	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2006 HX Base Yr



86422 MOONLIT WALK CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	287,337
TOTAL MARKET OB/XF VALUE	7,283
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	344,620
SOH/AGL Deduction	4,152
ASSESSED VALUE	340,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,468
TOTAL JUST VALUE	344,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007731	CO ISSUED	0	07/31/2018
18002210	NEW CONSTR	258,589	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0650	8/02/2016	WD	Q	I	02	238,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LUNA JONAS & YISSET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N10 W20 S10 E20$ W38 S28 FGR=[YR=2018] S20 E19 FOP=[YR=2018] S4 E21 N4 W2 N2 W7 S2 W12$ N20 W10 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E12 N2 E7 S2 E12N48$.

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	0	0	0	607.00	SF	6.50	6.50	100	2018	2018	3	97	3,827	
2	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	100	2018	2018	3	92	3,180	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 7,283

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