LOT 18
IN OR 2223/1534
HIDEAWAY PHASE 1A PBK 8/134

BLAIR DENNIS A
11854 SUNSET RIDGE PLACE
WALDORF, MD 20602

2025

42-2N-27-4372-0018-0000

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

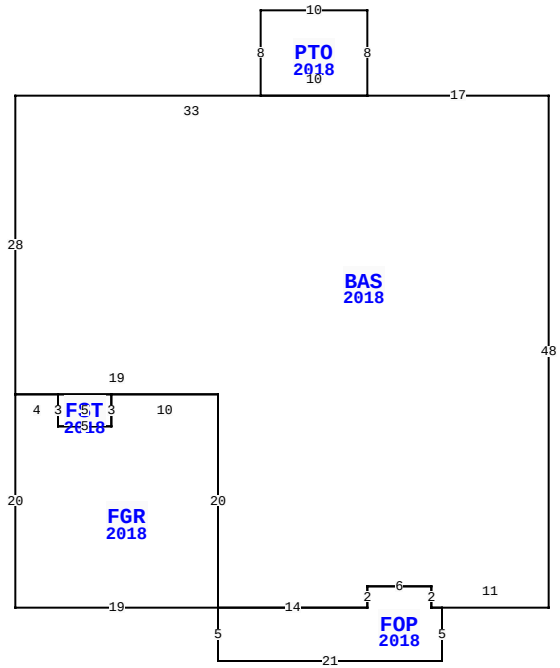
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2018	2,008	250,422
FGR	365	55	2018	201	25,067
FOP	117	30	2018	35	4,365
FST	15	55	2018	8	997
PTO	80	5	2018	4	499
TOTALS	2,585			2,256	281,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	127.9145	127.91	288,565	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2008 HX Base Yr 2019



86410 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		281,351
TOTAL MARKET OB/XF VALUE		2,895
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		334,246
SOH/AGL Deduction		113,148
ASSESSED VALUE		221,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,376
TOTAL JUST VALUE		334,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008300	CO ISSUED	0	08/14/2018
18003170	NEW CONSTR	263,768	03/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/1534	9/13/2018	WD	Q	I	01	231,600

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BLAIR DENNIS A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 PTO=[YR=2018] N8 W10 S8 E10$ W33 S28 FGR=[YR=2018] S20 E19 FOP=[YR=2018] S5 E21 N5 W1 N2 W6 S2 W14$ N20 W10 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E14 N2 E6 S2 E11 N48$.

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	0811	CONCRETE B	0	100	0	0	574.00	SF	5.20	5.20	100	2018	2018	3	97	2,895	

LAND DESCRIPTION

TOTAL OB/XF 2,895

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 04/03/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS