LOT 19
IN OR 2205/843
HIDEAWAY PHASE 1A PBK 8/134

COURSON DOROTHY G
86382 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4372-0019-0000

BUILDING CHARACTERISTICS

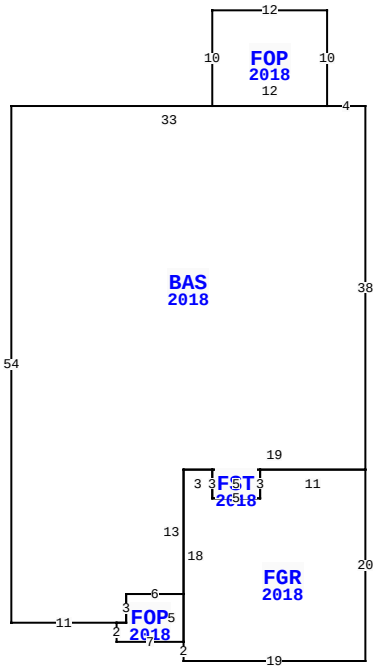
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,676	100	2018	1,676	212,711
FGR	365	55	2018	201	25,510
FOP	32	30	2018	10	1,269
FOP	120	30	2018	36	4,569
FST	15	55	2018	8	1,015
TOTALS	2,208			1,931	245,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	130.1685	130.17	251,358	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1676 HX Base Yr 2019



86382 MOONLIT WALK CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,074
TOTAL MARKET OB/XF VALUE		3,518
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,592
SOH/AGL Deduction		94,732
ASSESSED VALUE		203,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,138
TOTAL JUST VALUE		298,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006032	CO ISSUED	0	06/13/2018
18001581	NEW CONSTR	217,329	02/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/0843	6/18/2018	WD	Q	I	02	209,200

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: COURSON DOROTHY G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2018] N10W12 S10 E12$ W 33 S54 E11
FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W11
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W3 S18$ N5 W6 S3 W1$ E1
N3 E6 N13 E19 N38$.

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	558.00	SF	6.50	6.50	100	2018	2018	3	97	3,518	

LAND DESCRIPTION

TOTAL OB/XF 3,518

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