LOT 20
HIDEAWAY PHASE 1A PBK 8/134

WIND AMIR L/E/COLLINS THERESA L/E
86376 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4372-0020-0000

BUILDING CHARACTERISTICS

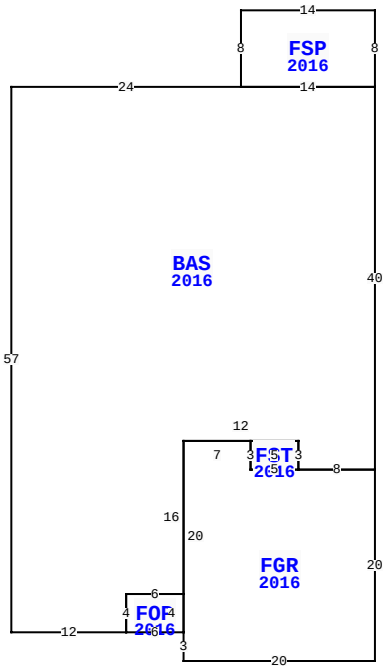
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,766	100	2016	1,766	216,504
FGR	421	55	2016	232	28,443
FOP	24	30	2016	7	858
FSP	112	40	2016	45	5,517
FST	15	55	2016	8	981
TOTALS	2,338			2,058	252,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,058	127.2383	127.24	261,860	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1766 HX Base Yr 2018



86376 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		252,302
TOTAL MARKET OB/XF VALUE		2,989
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		305,291
SOH/AGL Deduction		98,048
ASSESSED VALUE		207,243
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,521
TOTAL JUST VALUE		305,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632207	CO ISSUED	0	12/02/2016
B1632207	NEW CONSTR	222,362	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/1856	6/05/2025	LE	U	I	11	100
GRANTOR: WIND AMIR						
GRANTEE: WIND AMIR L/E						
2470/1265	6/15/2021	LE	U	I	11	100
GRANTOR: WIND AMIR						
GRANTEE: WIND DANIEL & TALIA						

BUILDING NOTES

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	9	3	27.00	SF	6.50	6.50	100	2016	2016	3	95	167	
2	0810	CONCRETE A	0	100	0	0	457.00	SF	6.50	6.50	100	2016	2016	3	95	2,822	

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-14,8] W24 S57 E12 N4 E6 N16 E12 S3 E8 N40 W14 $
FGR=[YR=2016;ORIG=-20,65] S3 E20 N20 W8 W5 N3 W7 S20 $
FSP=[YR=2016;ORIG=0,0] W14 S8 E14 N8 $
FOP=[YR=2016;ORIG=-26,65] E6 N4 W6 S4 $
FST=[YR=2016;ORIG=-8,48] N3 W5 S3 E5 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,989

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS