LOT 21
HIDEAWAY PHASE 1A PBK 8/134

ORTIZ MARVIN GARCIA/SANTIAGO MARIA E FELICIANO
86370 MOONLIT WALK CIR
YULEE, FL 32097

2025

42-2N-27-4372-0021-0000

BUILDING CHARACTERISTICS

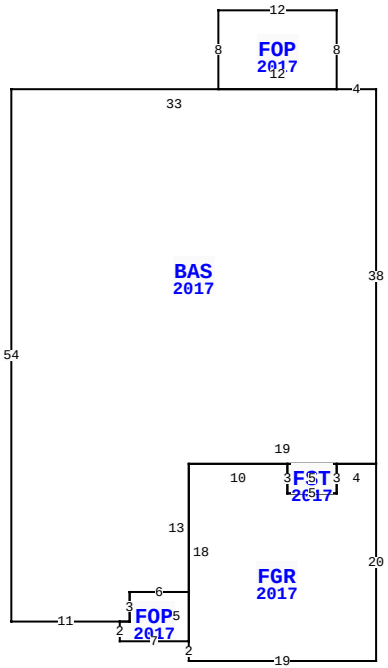
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2017	1,676	209,832
FGR	365	55	2017	201	25,165
FOP	32	30	2017	10	1,252
FOP	96	30	2017	29	3,631
FST	15	55	2017	8	1,001
TOTALS	2,184			1,924	240,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	129.2669	129.27	248,715	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2025 Heated Area: 1676 HX Base Yr 2025



86370 MOONLIT WALK CIR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,880
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		293,925
SOH/AGL Deduction		0
ASSESSED VALUE		293,925
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,203
TOTAL JUST VALUE		293,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010074	CO ISSUED	0	11/14/2017
17005247	NEW CONSTR	0	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/229	7/29/2024	WD	Q	I	01	340,000
GRANTOR: HART NANCY E						
GRANTEE: ORTIZ MARVIN GARCIA						
2169/1739	12/18/2017	WD	Q	I	01	214,900
GRANTOR: SEDA CONSTR COMP & SE						
GRANTEE: HART NANCY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W4 FOP=[YR=2017] N8 W12 S8 E12$ W33 S54 E11
FOP=[YR=2017] S2 E7 FGR=[YR=2017] S2 E19 N20 W4
FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W10 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	488.00	SF	6.50	6.50	100	2017	2017	3	96	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS