LOT 22
IN OR 2211/1494
HIDEAWAY PHASE 1A PBK 8/134

HARRIS KELSEY E & JAMES A II
86364 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4372-0022-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

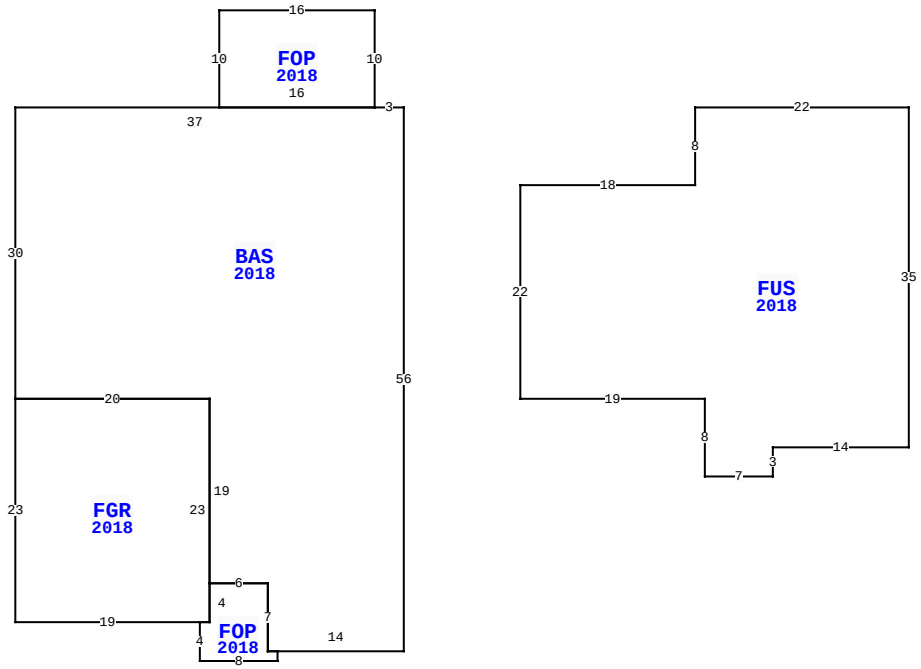
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	2018	1,678	196,457
FGR	460	55	2018	253	29,621
FOP	53	30	2018	16	1,873
FOP	160	30	2018	48	5,620
FUS	1,182	100	2018	1,182	138,387
TOTALS	3,533			3,177	371,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,177	120.0830	120.08	381,494	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2860 HX Base Yr 2021



86364 MOONLIT WALK CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,957
TOTAL MARKET OB/XF VALUE		3,802
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		425,759
SOH/AGL Deduction		102,669
ASSESSED VALUE		323,090
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,368
TOTAL JUST VALUE		425,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007031	CO ISSUED	0	07/11/2018
18001711	NEW CONSTR	354,355	02/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2211/1494	7/17/2018	WD	Q	I	02	260,800

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HARRIS KELSEY E & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W3 FOP=[YR=2018] N10 W16 S10 E16$ W37 S30
FGR=[YR=2018] S23 E19 FOP=[YR=2018] S4 E8 N1 W1 N7 W6 S4
W1$ E1 N23 W20$ E20 S19 E6 S7 E14 N56$ PTR=[YR=2018] E30
FUS=[YR=2018] E22 S35 W14 S3 W7 N8 W19 N22 E18 N8$ W30$.

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	603.00	SF	6.50	6.50	100	2018	2018	3	97	3,802	

LAND DESCRIPTION

TOTAL OB/XF 3,802

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