LOT 33
IN OR 2121/467
HIDEAWAY PHASE 1A PBK 8/134

BURKHART DAVID A & ALYN R
86333 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4372-0033-0000

BUILDING CHARACTERISTICS

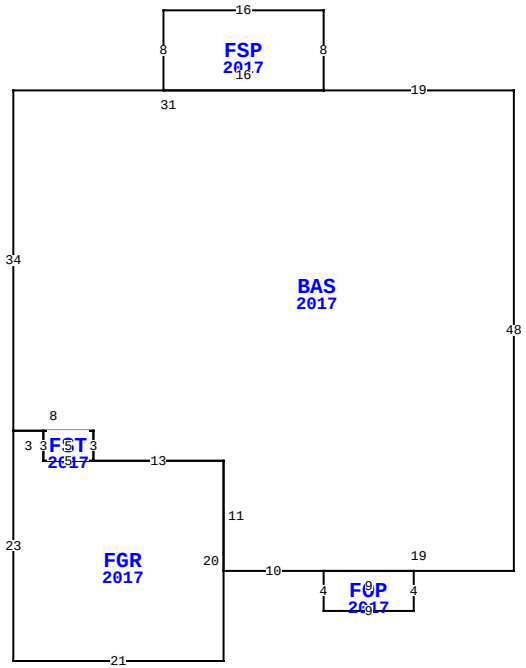
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,145	100	2017	2,145	254,340
FGR	429	55	2017	236	27,983
FOP	36	30	2017	11	1,305
FSP	128	40	2017	51	6,047
FST	15	55	2017	8	948
TOTALS	2,753			2,451	290,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	122.4336	122.43	300,076	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2018 Heated Area: 2145 HX Base Yr 2018



86333 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		290,624
TOTAL MARKET OB/XF VALUE		6,197
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		346,821
SOH/AGL Deduction		109,957
ASSESSED VALUE		236,864
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,142
TOTAL JUST VALUE		346,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001980	CO ISSUED	0	03/10/2017
B1633072	NEW CONSTR	265,636	09/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/0467	5/17/2017	WD	Q	I	02	241,200

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BURKHART DAVID A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FSP=[YR=2017] N8 W16 S8 E16$ W31 S34 FGR=[YR=2017] S23 E21 N20 W13FST=[YR=2017] N3 W5 S3 E5$ W5 N3 W3$ E8 S3 E13 S11 E10 FOP=[YR=2017] S4 E9 N4 W9$ E19 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	563.00	SF	5.20	5.20	100	2017	2017	3	96	2,810	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2022	2022	3	98	3,387	

LAND DESCRIPTION

TOTAL OB/XF 6,197

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 12/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS