LOT 36
HIDEAWAY PHASE 1A PBK 8/134

KNOPP JERRY & QUITINA
86351 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4372-0036-0000

BUILDING CHARACTERISTICS

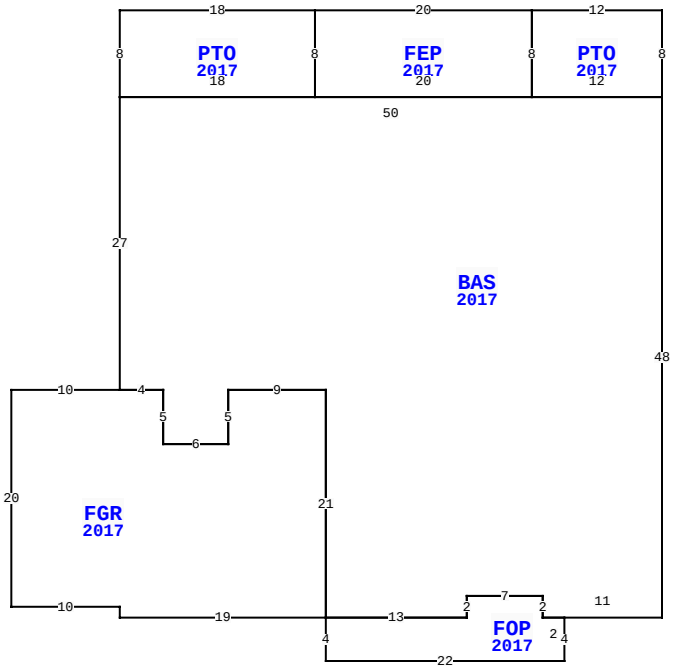
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,017	100	2017	2,017	255,302
FEP	160	80	2017	128	16,202
FGR	569	55	2017	313	39,618
FOP	102	30	2017	31	3,924
PTO	96	5	2017	5	632
PTO	144	5	2017	7	886
TOTALS	3,088			2,501	316,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,501	130.4928	130.49	326,355	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2017 HX Base Yr 2022



86351 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		316,564
TOTAL MARKET OB/XF VALUE		6,858
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		373,422
SOH/AGL Deduction		47,129
ASSESSED VALUE		326,293
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,571
TOTAL JUST VALUE		373,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006605	CO ISSUED	0	07/24/2017
17001613	NEW CONSTR	258,457	02/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2441/0099	3/05/2021	WD	Q	I	02	306,000
GRANTOR: BEISSER BRIAN L & LOR						
GRANTEE: KNOPP JERRY & QUITI						
2145/0176	8/15/2017	WD	Q	I	02	250,000
GRANTOR: SEMANIK EQTY DEVLP &						
GRANTEE: BEISSER BRIAN L & L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W12 FEP=[YR=2017] W20 PTO=[YR=2017] W18 S8
BAS=[YR=2017] S27 FGR=[YR=2017] W10 S20 E10 S1 E19
FOP=[YR=2017] S4 E22 N4 W2 N2 W7 S2 W13$ N21 W9 S5 W6 N5 W4$
E4 S5 E6 N5 E9 S21 E13 N2 E7 S2 E11 N48 W50$ E18 N8$ S8 E20
N8$ S8 E12 N8$.

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	917.00	SF	5.20	5.20	100	2017	2017	3	96	4,578	
2	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2022	2022	3	95	2,280	

LAND DESCRIPTION

TOTAL OB/XF 6,858

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