LOT 1
HIDEAWAY PHASE 1B PBK 8/301

CORSO JOSHUA DOUGLAS/DIMAYUGA-CORSO EMMIE
86303 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4373-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

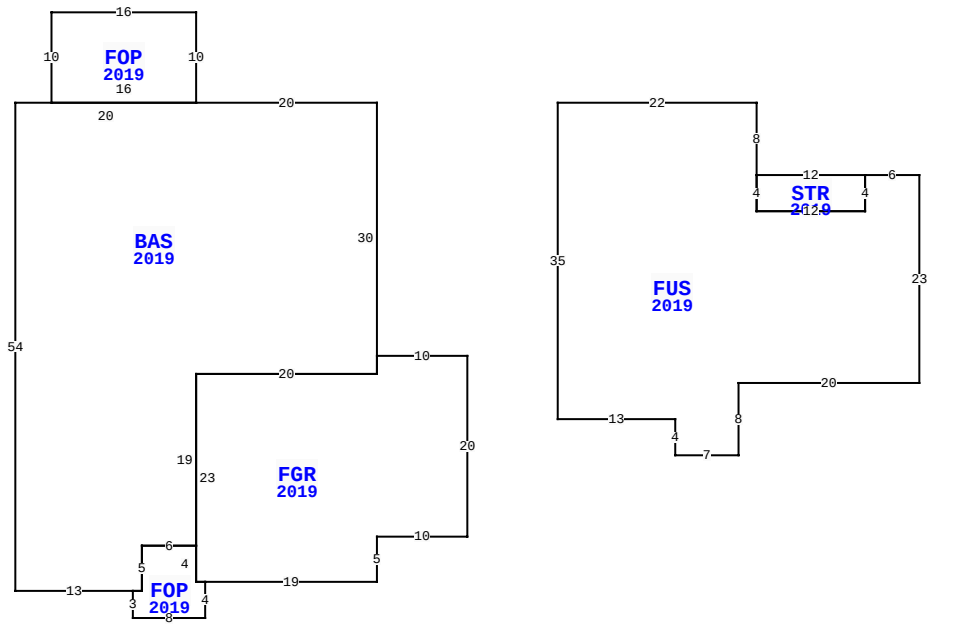
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2019	1,650	189,044
FGR	660	55	2019	363	41,589
FOP	55	30	2019	16	1,834
FOP	160	30	2019	48	5,500
FUS	1,156	100	2019	1,156	132,445
STR	48	10	2019	5	573
TOTALS	3,729			3,238	370,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,238	116.9090	116.91	378,555	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2806 HX Base Yr 2021



86303 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		370,984
TOTAL MARKET OB/XF VALUE		5,675
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		426,659
SOH/AGL Deduction		101,003
ASSESSED VALUE		325,656
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		269,934
TOTAL JUST VALUE		426,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001428	CO ISSUED	0	03/11/2019
18006426	NEW CONSTR	368,172	06/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0598	4/09/2020	WD	Q	I	01	335,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CORSO JOSHUA DOUGLA						
2221/0631	8/23/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W16 S10 E16$ W20 S54 E13 FOP=[YR=2019] S3 E8 N4 FGR=[YR=2019] E19 N5 E10 N20 W10 S2 W20 S23 E1$ W1 N4 W6 S5 W1$ E1 N5 E6 N19 E20 N30 $ PTR=E20 FUS=[YR=2019] E22 S8 STR=[YR=2019] E12 S4 W12 N4$ S4 E12 N4 E6 S23 W20 S8 W7 N4 W13 N35 $ W20$.

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	900.00	SF	6.50	6.50	100	2019	2019	3	97	5,675	

LAND DESCRIPTION

TOTAL OB/XF 5,675

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 04/03/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS