LOT 2
HIDEAWAY PHASE 1B PBK 8/301

FINNELL SHAWN M & REBECCA G
86309 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4373-0002-0000

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 70
Interior Floo	14	CARPET 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

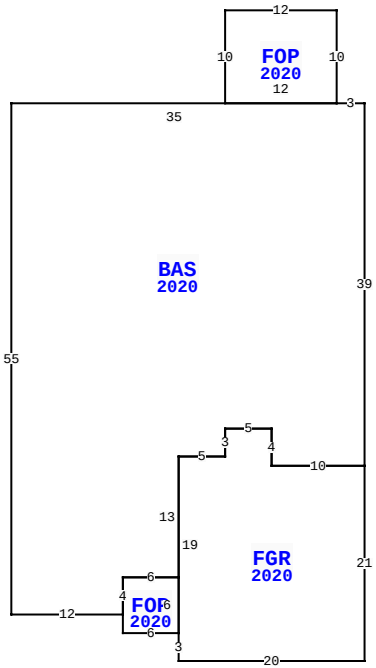
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	2020	1,721	225,629
FGR	445	55	2020	245	32,121
FOP	36	30	2020	11	1,442
FOP	120	30	2020	36	4,720
TOTALS	2,322			2,013	263,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,013	133.0987	133.10	267,930	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1721 HX Base Yr 2021



86309 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		263,911
TOTAL MARKET OB/XF VALUE		3,236
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		317,147
SOH/AGL Deduction		77,232
ASSESSED VALUE		239,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,193
TOTAL JUST VALUE		317,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002661	CO ISSUED	0	03/25/2020
20000042	NEW CONSTR	236,901	01/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2369/0847	6/12/2020	WD	Q	I	01	246,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FINNELL SHAWN M & R						
2346/0652	3/03/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W3 FOP=[YR=2020] N10 W12 S10 E12$ W35 S55 E12 FOP=[YR=2020] S2 E6 FGR=[YR=2020] S3 E20 N21 W10 N4 W5 S3 W5 S19$ N6 W6 S4$ N4 E6 N13 E5 N3 E5 S4 E10 N39$.

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	508.00	SF	6.50	6.50	100	2020	2020	3	98	3,236	

LAND DESCRIPTION

TOTAL OB/XF 3,236

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 10/21/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS