LOT 3
HIDEAWAY PHASE 1B PBK 8/301

PARENT NEIL G & MEGHAN
86315 MOONLIT WALK CIR
YULEE, FL 32097

2025

42-2N-27-4373-0003-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

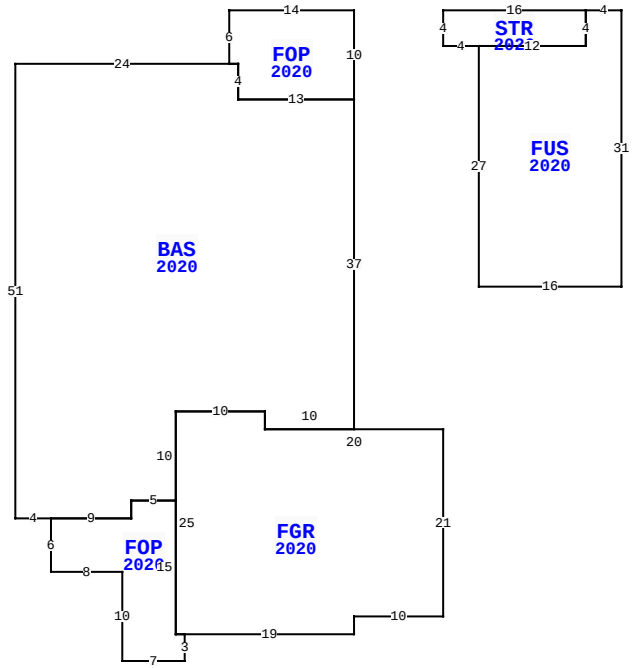
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	2020	1,656	209,800
FGR	690	55	2020	380	48,143
FOP	136	30	2020	41	5,194
FOP	157	30	2020	47	5,954
FUS	448	100	2020	448	56,758
STR	64	10	2020	6	760
TOTALS	3,151			2,578	326,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,578	128.6160	128.62	331,582	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2104 HX Base Yr 2021



86315 MOONLIT WALK CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,608
TOTAL MARKET OB/XF VALUE		4,123
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		380,731
SOH/AGL Deduction		92,810
ASSESSED VALUE		287,921
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,199
TOTAL JUST VALUE		380,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912256	CO ISSUED	0	03/02/2020
1912256	NEW CONSTR	287,071	11/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/1205	7/16/2020	WD	Q	I	01	282,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PARENT NEIL G & MEG						
2332/0248	1/08/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W14 S6 BAS=[YR=2020] W24 S51 E4 FOP=[YR=2020] S6 E8 S10 E7 N3 FGR=[YR=2020] E19 N2 E10 N21 W20 N2 W10 S25 E1$ W1 N15 W5 S2 W9$ E9 N2 E5 N10 E10 S2 E10 N37 W13 N4 W1$ E1 S4 E13 N10$ PTR= E10 STR=[YR=2020] S4 E4 FUS=[YR=2020] S27 E16 N31 W4 S4 W12$ E12 N4 W16$ W10$.

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	809.00	SF	5.20	5.20	100	2020	2020	3	98	4,123	

LAND DESCRIPTION

TOTAL OB/XF 4,123

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 03/06/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS