LOT 15
IN OR 2237/704
HIDEAWAY PHASE 1B PBK 8/301

NICHOLAS PAUL A SR & RHONDA V
86476 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4373-0015-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

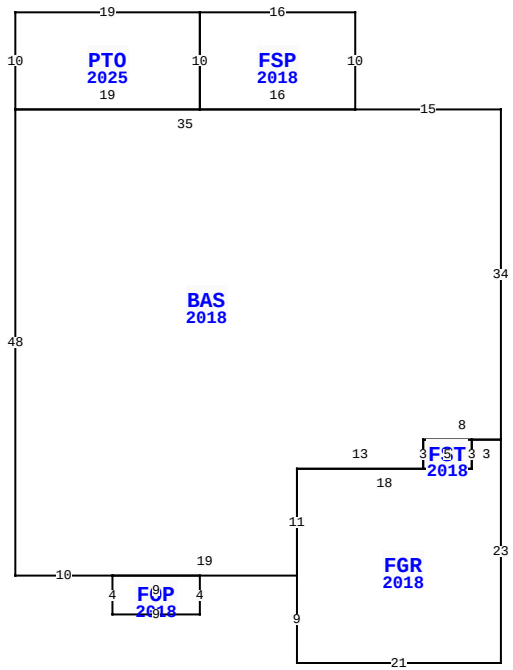
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	2018	2,145	262,050
FGR	429	55	2018	236	28,832
FOP	36	30	2018	11	1,344
FSP	160	40	2018	64	7,819
FST	15	55	2018	8	977
PTO	190	5	2025	10	1,222
TOTALS	2,975			2,474	302,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	125.3040	125.30	309,992	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2145 HX Base Yr 2019



86476 MOONLIT WALK CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,242
TOTAL MARKET OB/XF VALUE		2,941
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		355,183
SOH/AGL Deduction		113,374
ASSESSED VALUE		241,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,087
TOTAL JUST VALUE		355,183
NCON VALUE		1,221
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004204	CO ISSUED	0	11/01/2018
18005886	NEW CONSTR	282,527	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2237/0704	11/14/2018	WD	Q	I	01	254,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NICHOLAS PAUL A SR						
2204/1254	6/15/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W15 W35 S48 E10 E19 N11 E13 N3 E8 N34 $
FGR=[YR=2018;ORIG=-21,48] S9 E21 N23 W3 S3 W18 S11 $
FSP=[YR=2018;ORIG=-15,0] N10 W16 S10 E16 $
FOP=[YR=2018;ORIG=-40,48] S4 E9 N4 W9 $
FST=[YR=2018;ORIG=-3,34] W5 S3 E5 N3 $
PTO=[YR=2025;ORIG=-31,-10] W19 S10 E19 N10 $
.

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	583.00	SF	5.20	5.20	100	2018	2018	3	97	2,941	

LAND DESCRIPTION

TOTAL OB/XF 2,941

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 04/23/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS