LOT 17
HIDEAWAY PHASE 1B PBK 8/301

QUINN MATTHEW A & AMANDA L
86464 MOONLIT WALK CIR
YULEE, FL 32097

2025

42-2N-27-4373-0017-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

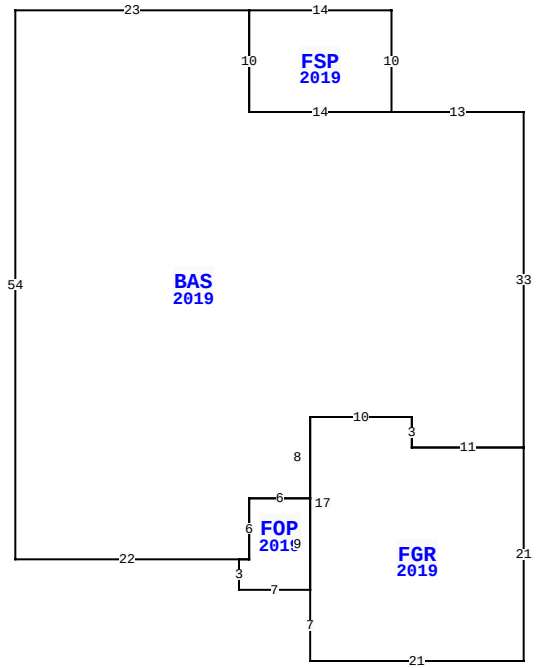
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2019	2,133	267,919
FGR	471	55	2019	259	32,532
FOP	57	30	2019	17	2,135
FSP	140	40	2019	56	7,034
TOTALS	2,801			2,465	309,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,465	128.1744	128.17	315,939	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2133 HX Base Yr 2020



86464 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		309,620
TOTAL MARKET OB/XF VALUE		3,455
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		363,075
SOH/AGL Deduction		103,338
ASSESSED VALUE		259,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,015
TOTAL JUST VALUE		363,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911112	CO ISSUED	0	10/23/2019
19005963	NEW CONSTR	289,458	07/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2328/1091	12/20/2019	WD	Q	I	02	262,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: QUINN MATTHEW A & A						
2295/1236	7/30/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FSP=[YR=2019] N10 W14 S10 E14$ W14 N10 W23 S54 E22 FOP=[YR=2019] S3 E7 FGR=[YR=2019] S7 E21 N21 W11 N3 W10 S17$ N9 W6 S6 W1$ E1 N6 E6 N8 E10 S3 E11 N33 $.

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	548.00	SF	6.50	6.50	100	2019	2019	3	97	3,455	

LAND DESCRIPTION

TOTAL OB/XF 3,455

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 12/20/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS