LOT 18
HIDEAWAY PHASE 1B PBK 8/301

LAIKEN MELANIE
86458 MOONLIT WALK CIR
YULEE, FL 32097

2025

42-2N-27-4373-0018-0000

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 60
Interior Floo	14	CARPET 40
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

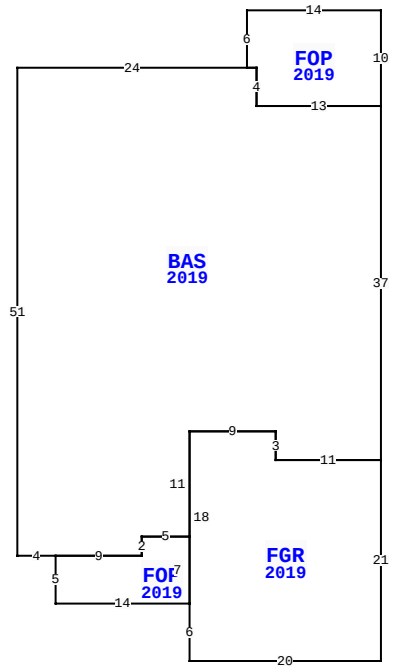
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	2019	1,649	212,717
FGR	447	55	2019	246	31,733
FOP	80	30	2019	24	3,096
FOP	136	30	2019	41	5,289
TOTALS	2,312			1,960	252,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	131.6336	131.63	257,995	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 1649 HX Base Yr



86458 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	252,835
TOTAL MARKET OB/XF VALUE	2,764
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	305,599
SOH/AGL Deduction	0
ASSESSED VALUE	305,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,599
TOTAL JUST VALUE	305,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000867	CO ISSUED	0	05/20/2019
19000867	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/1081	3/18/2021	WD	Q	I	01	265,000
GRANTOR: THE GAGNON FAMILY TRU						
GRANTEE: LAIKEN MELANIE						
2313/1054	10/15/2019	WD	Q	I	02	232,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THE GAGNON FAMILY T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W14 S6 BAS=[YR=2019] W24 S51 E4 FOP=[YR=2019] S5 E14 FGR=[YR=2019] S6 E20 N21 W11 N3 W9 S18$ N7 W5 S2 W9 $ E9 N2 E5 N11 E9 S3 E11 N37 W13 N4 W1$ E1 S4 E13 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	0	0	0	548.00	SF	5.20	5.20	100	2019	2019	3	97	2,764	

LAND DESCRIPTION

TOTAL OB/XF 2,764

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/26/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS