

LOT 19
IN OR 2235/785
HIDEAWAY PHASE 1B PBK 8/301

BRADLEY DUSTIN A & AMANDA L
86452 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4373-0019-0000



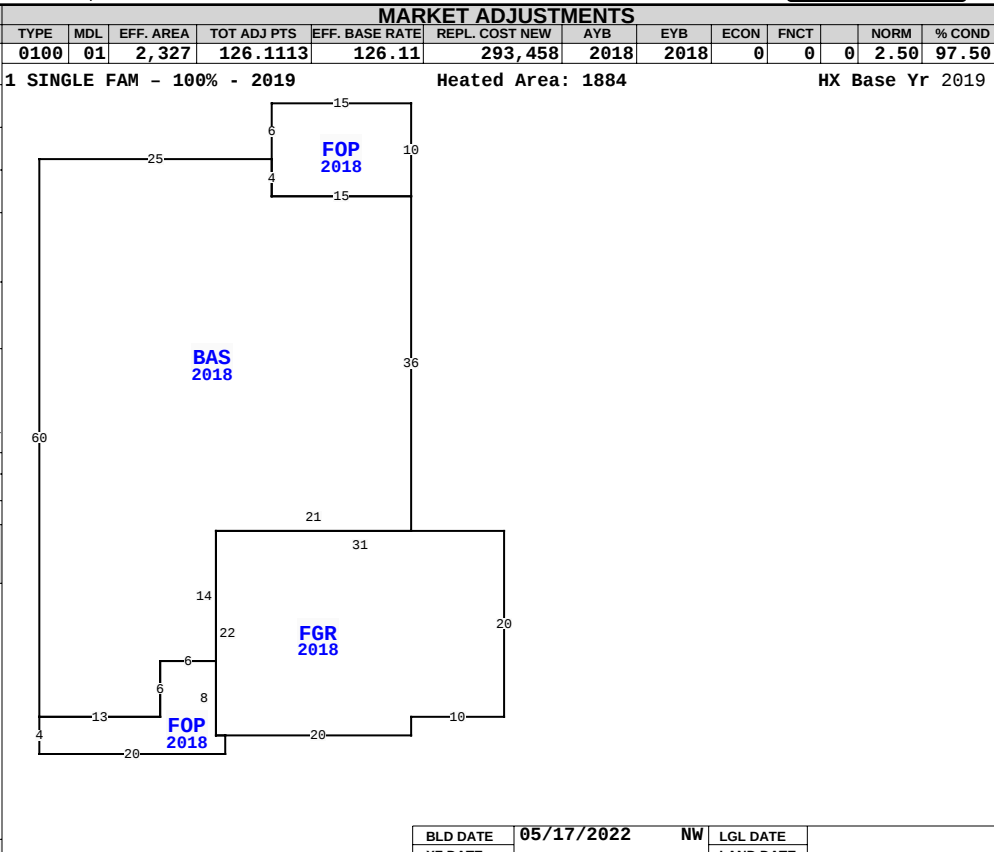
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,884	100	2018	1,884	231,651
FGR	662	55	2018	364	44,756
FOP	114	30	2018	34	4,181
FOP	150	30	2018	45	5,533
TOTALS	2,810			2,327	286,122

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	808.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86452 MOONLIT WALK CIR, YULEE				

TOTAL OB/XF									
11,652									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,122	
TOTAL MARKET OB/XF VALUE		11,652	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		347,774	
SOH/AGL Deduction		150,363	
ASSESSED VALUE		197,411	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		146,689	
TOTAL JUST VALUE		347,774	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010563	CO ISSUED	0	10/18/2018
18005668	NEW CONSTR	259,131	06/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2235/0785	11/05/2018	WD	Q	I	01	271,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRADLEY DUSTIN A &						
2204/1260	6/15/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W15 S6 BAS=[YR=2018] W25 S60 FOP=[YR=2018] S4 E20 N2 FGR=[YR=2018] E20 N2 E10 N20 W31 S22 E1\$ W1 N8 W6 S6 W13\$ E13 N6 E6 N14 E21 N36 W15 N4\$ S4 E15 N10\$.									