LOT 20
HIDEAWAY PHASE 1B PBK 8/301

WANNAGOT PO TIN
86449 MOONLIT WALK CIR
YULEE, FL 32097

2025

42-2N-27-4373-0020-0000

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 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

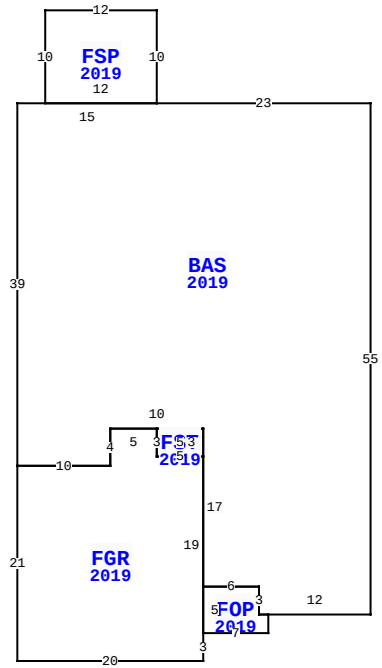
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2019	1,712	218,394
FGR	445	55	2019	245	31,254
FOP	32	30	2019	10	1,276
FSP	120	40	2019	48	6,123
FST	15	55	2019	8	1,020
TOTALS	2,324			2,023	258,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	130.1685	130.17	263,334	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1712 HX Base Yr 2023



86449 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		258,067
TOTAL MARKET OB/XF VALUE		3,121
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		311,188
SOH/AGL Deduction		16,292
ASSESSED VALUE		294,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,174
TOTAL JUST VALUE		311,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901000	CO ISSUED	0	04/16/2019
B1901000	NEW CONSTR	233,683	01/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0817	3/31/2022	WD	Q	I	01	373,000
GRANTOR: CARLSON RICHARD K & A						
GRANTEE: WANNAGOT PO TIN						
2282/1607	6/14/2019	WD	Q	I	01	239,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CARLSON RICHARD K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FSP=[YR=2019] N10 W12 S10 E12$ W15 S39 FGR=[YR=2019] S21 E20 N3 FOP=[YR=2019] E7 N2 W1 N3 W6 S5$ N19 FST=[YR=2019] N3 W5 S3 E5$ W5 N3 W5 S4 W10$ E10 N4 E10 S17 E6 S3 E12 N55$.

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	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	
2	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	2019	2019	3	97	2,951	

LAND DESCRIPTION

TOTAL OB/XF 3,121

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 06/04/2019 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS