LOT 21
HIDEAWAY PHASE 1B PBK 8/301

ANDERSON JENNIFER ELIZABETH & STEVEN
86455 MOONLIT WALK CIRCLE
YULEE, FL 32097

2025

42-2N-27-4373-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

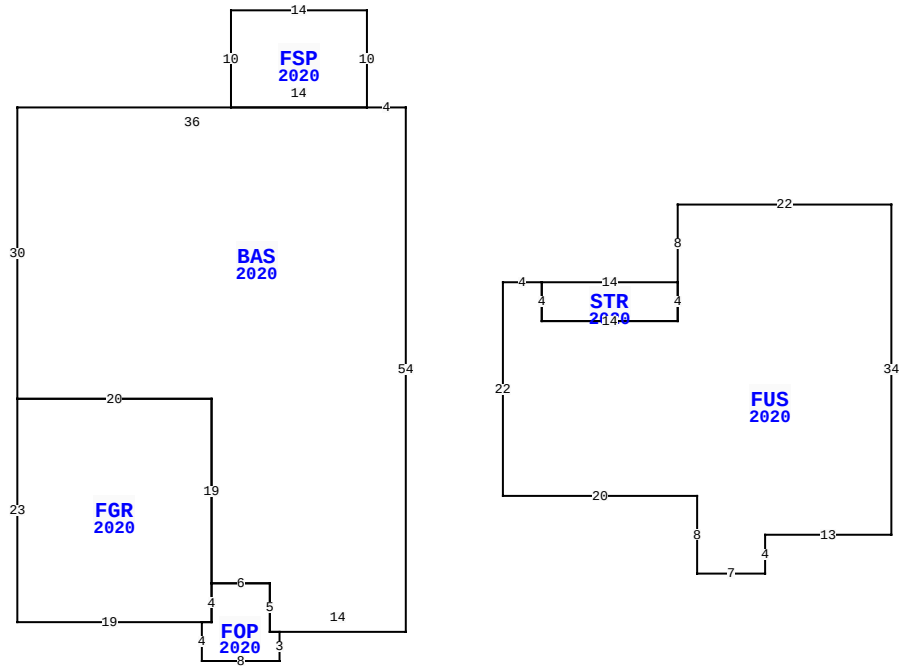
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2020	1,650	187,766
FGR	460	55	2020	253	28,791
FOP	55	30	2020	16	1,820
FSP	140	40	2020	56	6,373
FUS	1,108	100	2020	1,108	126,087
STR	56	10	2020	6	683
TOTALS	3,469			3,089	351,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,089	115.5336	115.53	356,872	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2758 HX Base Yr



86455 MOONLIT WALK CIR, YULEE

BLD DATE		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	351,519
TOTAL MARKET OB/XF VALUE	3,714
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	405,233
SOH/AGL Deduction	0
ASSESSED VALUE	405,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,233
TOTAL JUST VALUE	405,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912255	CO ISSUED	0	03/05/2020
1912255	NEW CONSTR	369,655	11/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1207	6/27/2023	WD	Q	I	01	410,000
GRANTOR: WAELDE CHRISTOPHER CA						
GRANTEE: ANDERSON JENNIFER E						
2357/1106	4/24/2020	WD	Q	I	01	293,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WAELDE CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W4 W36 S30 E20 S19 E6 S5 E14 N54 $
FUS=[YR=2020;ORIG=10,18] S22 E20 S8 E7 N4 E13 N34 W22 S8 S4 W14 N4 W4 $
FGR=[YR=2020;ORIG=-40,30] S23 E19 E1 N4 N19 W20 $
FSP=[YR=2020;ORIG=-4,0] N10 W14 S10 E14 $
STR=[YR=2020;ORIG=28,18] W14 S4 E14 N4 $
FOP=[YR=2020;ORIG=-21,53] S4 E8 N3 W1 N5 W6 S4 W1 $
.

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	0	0	0	583.00	SF	6.50	6.50	100	2020	2020	3	98	3,714	

LAND DESCRIPTION

TOTAL OB/XF 3,714

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 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS