LOT 22
HIDEAWAY PHASE 1B PBK 8/301

WEBSTER JOHNATHAN R & JESSICA G
86461 MOONLIT WALK CIR
YULEE, FL 32097

2025

42-2N-27-4373-0022-0000

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

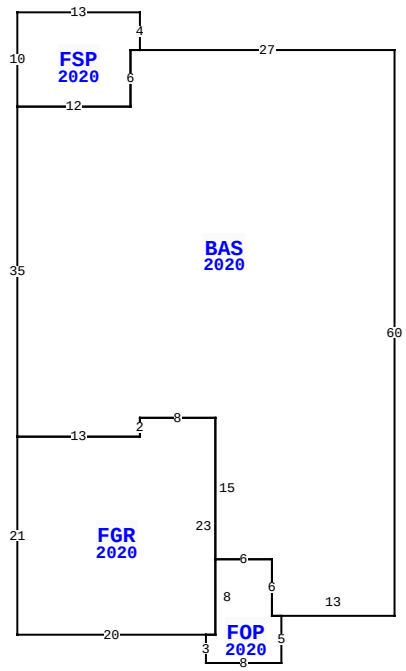
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	2020	1,877	241,292
FGR	457	55	2020	251	32,267
FOP	74	30	2020	22	2,828
FSP	124	40	2020	50	6,428
TOTALS	2,532			2,200	282,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	130.5066	130.51	287,122	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1877 HX Base Yr



86461 MOONLIT WALK CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	282,815
TOTAL MARKET OB/XF VALUE	3,574
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	336,389
SOH/AGL Deduction	5,221
ASSESSED VALUE	331,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,168
TOTAL JUST VALUE	336,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1910924	CO ISSUED	0	01/15/2020
B1910924	NEW CONSTR	258,713	10/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/0780	3/18/2020	WD	Q	I	01	256,500
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: WEBSTER JOHNATHAN R						
2346/0684	3/03/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W27 FSP=[YR=2020] N4 W13 S10 E12 N6 E1$ W1 S6 W12 S35 FGR=[YR=2020] S21 E20 FOP=[YR=2020] S3 E8 N5 W1 N6 W6 S8 W1$ E1 N23 W8 S2 W13$ E13 N2 E8 S15 E6 S6 E13 N60$.

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	561.00	SF	6.50	6.50	100	2020	2020	3	98	3,574	

LAND DESCRIPTION

TOTAL OB/XF 3,574

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 03/06/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS