LOT 23
IN OR 2246/1721
HIDEAWAY PHASE 1B PBK 8/301

WARWICK RESOURCES LLC
1935 W 4700 SOUTH 301
TAYLORSVILLE, UT 84129-1105

2025

42-2N-27-4373-0023-0000

NASSAU COUNTY PROPERTY

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

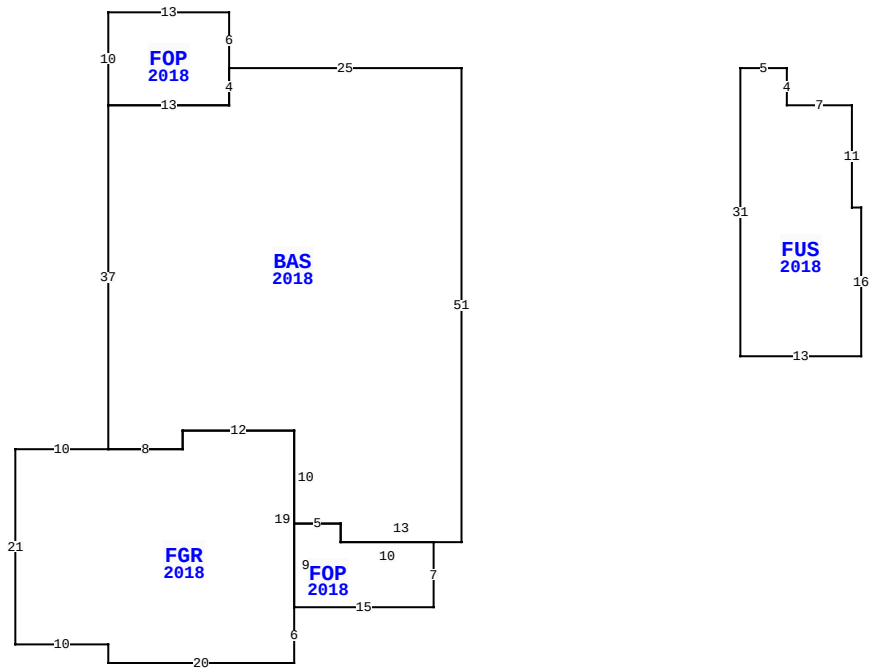
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	2018	1,652	208,940
FGR	694	55	2018	382	48,314
FOP	115	30	2018	34	4,300
FOP	130	30	2018	39	4,933
FUS	360	100	2018	360	45,532
TOTALS	2,951			2,467	312,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,467	129.7200	129.72	320,019	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2012 HX Base Yr



86467 MOONLIT WALK CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	312,019
TOTAL MARKET OB/XF VALUE	4,981
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	367,000
SOH/AGL Deduction	4,479
ASSESSED VALUE	362,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,521
TOTAL JUST VALUE	367,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012339	CO ISSUED	0	12/19/2018
18006424	NEW CONSTR	275,798	06/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1721	12/21/2018	WD	Q	I	01	284,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WARWICK RESOURCES L						
2214/0003	7/17/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] N6 W13 S10 E13 N4$ S4 W13 S37 FGR=[YR=2018] W10 S21 E10 S2 E20 N6 FOP=[YR=2018] E15 N7 W10 N2 W5 S9$ N19 W12 S2 W8$ E8 N2 E12 S10 E5 S2 E13N51$ PTR=[YR=2018] E30 FUS=[YR=2018] E5 S4 E7 S11 E1 S16 W13 N31$ W30$.

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	790.00	SF	6.50	6.50	100	2018	2018	3	97	4,981	

LAND DESCRIPTION

TOTAL OB/XF 4,981

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 04/23/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS