



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2017	2,006	241,868
FGR	365	55	2017	201	24,235
FOP	118	30	2017	35	4,220
FOP	160	30	2017	48	5,787
FST	15	55	2017	8	965
TOTALS	2,664			2,298	277,075

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00
6	0911	SCRN RM A	0	100	0	1,296.00	SF	18.00	18.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,298	119.0553	125.01	287,273	2017	2017	0	0	0	3.55	96.45
1 SINGLE FAM 100% - 2018 Heated Area: 2006 HX Base Yr 2018												
BLD DATE	05/17/2022					NW	LGL DATE	03/27/2026				
XF DATE							LAND DATE					
INC DATE							AG DATE					

86407 MOONLIT WALK CIR, YULEE												
TOTAL OB/XF 65,696												

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										277,075									
TOTAL MARKET OB/XF VALUE										65,696									
TOTAL LAND VALUE - MARKET										55,000									
TOTAL MARKET VALUE										397,771									
SOH/AGL Deduction										88,695									
ASSESSED VALUE										309,076									
TOTAL EXEMPTION VALUE										51,411									
BASE TAXABLE VALUE										257,665									
TOTAL JUST VALUE										397,771									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										405,365									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009810	ADDITION	300	06/27/2022
B1904397	SWIM POOL	73,700	04/30/2019
17003148	CO ISSUED	0	04/11/2017
B1633468	NEW CONSTR	249,956	11/01/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2588/0111	8/26/2022	WD	U	I	11	100			
GRANTOR: CONNAHEY TIMOTHY C &									
GRANTEE: CONNAHEY KIMBERLY A									
2124/1161	5/22/2017	WD	U	I	11	100			
GRANTOR: SEMANIK EQUITY DEVELO									
GRANTEE: CONNAHEY TIMOTHY C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W18 FOP=[YR=2017] N8 W20 S8 E20\$ W32 S48 E10 FOP=[YR=2017] S6 E10 N2 E11 N4 FGR=[YR=2017] E19 N20 W4 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3W10 S20\$ W12 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 N20 E19 N28\$.									