LOT 10
IN OR 2312/452
HIDEAWAY PHASE 1A PBK 8/134

CULVERHOUSE RICHARD G & JOANIE
86431 MOONLIT WALK CIR
YULEE, FL 32097

2026

42-2N-27-4372-0010-0000

BUILDING CHARACTERISTICS

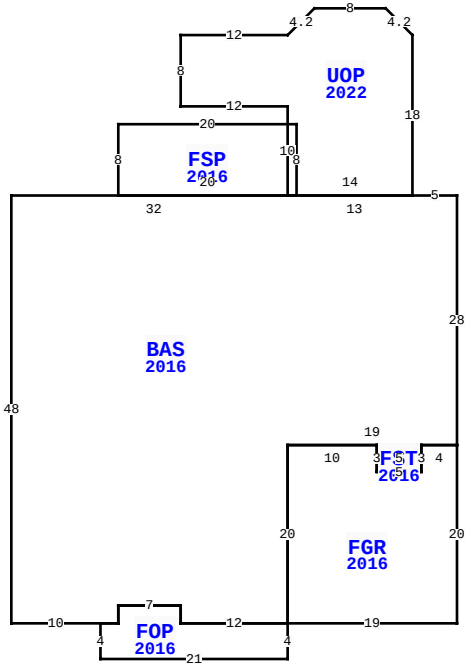
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2016	2,006	233,460
FGR	365	55	2016	201	23,392
FOP	98	30	2016	29	3,375
FSP	160	40	2016	64	7,449
FST	15	55	2016	8	931
UOP	381	20	2022	76	8,844
TOTALS	3,025			2,384	277,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	115.4538	121.23	289,012	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 2006 HX Base Yr 2020



86431 MOONLIT WALK CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
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		277,452
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		332,452
SOH/AGL Deduction		59,930
ASSESSED VALUE		272,522
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,111
TOTAL JUST VALUE		332,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631950	NEW CONSTR	249,532	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2312/0452	9/27/2019	WD	Q	I	02	251,000
GRANTOR: ROSS ADAM W & SARAH E						
GRANTEE: CULVERHOUSE RICHARD						
2081/0389	10/31/2016	WD	Q	I	01	241,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROSS ADAM W & SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W5 UOP=[YR=2022] N18 U3 L3 W8 L3 D3 W12 S8 E12 S10 E14 $ W13 FSP=[YR=2016] N8 W20 S8E20$ W32 S48 E10 FOP=[YR=2016] S4 E21 N4 FGR 2016= E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3W10 S20$ W12 N2 W7 S2 W2$ E2 N2 E 7 S2 E12 N20 E19 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS