LOT 11
IN OR 2167/429
HIDEAWAY PHASE 1A PBK 8/134

MIDDLETON FAYE A
86437 MOONLIT WALK CIRCLE
YULEE, FL 32097

2026

42-2N-27-4372-0011-0000

BUILDING CHARACTERISTICS

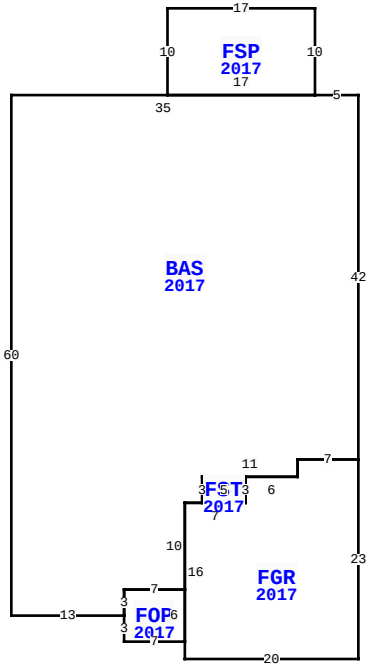
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,051	100	2017	2,051	242,334
FGR	413	55	2017	227	26,821
FOP	42	30	2017	13	1,536
FSP	170	40	2017	68	8,035
FST	15	55	2017	8	945
TOTALS	2,691			2,367	279,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,367	116.7915	122.63	290,265	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2019 Heated Area: 2051 HX Base Yr 2019



86437 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		279,670
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		334,670
SOH/AGL Deduction		91,960
ASSESSED VALUE		242,710
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,299
TOTAL JUST VALUE		334,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011452	CO ISSUED	0	12/27/2017
17006204	NEW CONSTR	260,389	07/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0429	12/27/2017	WD	Q	I	01	245,400

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MIDDLETON FAYE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W5 FSP=[YR=2017] N10 W17 S10 E17$ W35 S60 E13
FOP=[YR=2017] S3 E7 FGR=[YR=2017] S2 E20 N23 W7 S2 W6
FST=[YR=2017] W5 S3 E5 N3$ S3 W7 S16$ N6 W7 S3$ N3 E7 N10 E2
N3 E11 N2 E7 N42$.

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS