LOT 14
IN OR 2153/639
HIDEAWAY PHASE 1A PBK 8/134

SPIRES GINGERLEE LOCKERBY & WESLEY G
86434 MOONLIT WALK CIRCLE
YULEE, FL 32097

2026

42-2N-27-4372-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
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

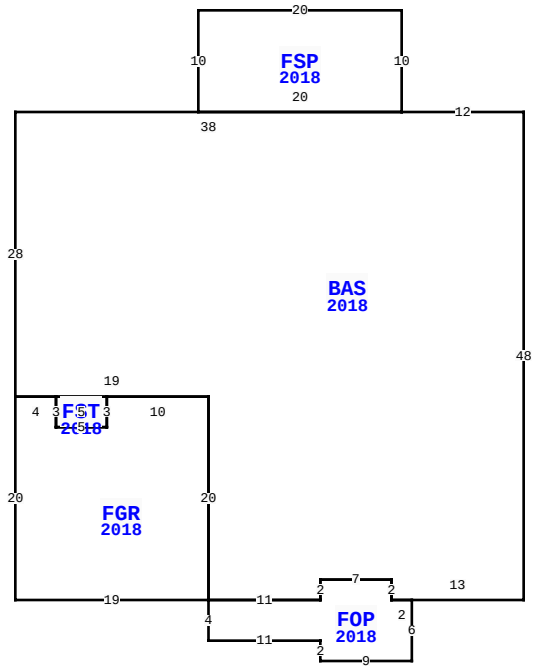
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2018	2,006	238,370
FGR	365	55	2018	201	23,885
FOP	112	30	2018	34	4,040
FSP	200	40	2018	80	9,506
FST	15	55	2018	8	951
TOTALS	2,698			2,329	276,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	116.7915	122.63	285,605	2018	2018	0	0	0	3.10	96.90

1 SINGLE FAM 0% - 2026 Heated Area: 2006 HX Base Yr



86434 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	276,751
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	331,751
SOH/AGL Deduction	0
ASSESSED VALUE	331,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,751
TOTAL JUST VALUE	331,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008907	CO ISSUED	0	10/10/2017
17004312	NEW CONSTR	252,610	05/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/0639	10/19/2017	WD	Q	I	01	238,100

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SPIRES GINGERLEE LO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FSP=[YR=2018] N10 W20 S10 E20$ W38 S28 FGR=[YR=2018] S20 E19 FOP=[YR=2018] S4 E11 S2 E9 N6 W2 N2 W7 S2 W11$ N20 W10 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E11 N2 E7 S2 E13 N48$.

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	0	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