LOT 17
HIDEAWAY PHASE 1A PBK 8/134

ANDERSON JUSTIN C/CLARK DIANE
86416 MOONLIT WALK CIR
YULEE, FL 32097

2026

42-2N-27-4372-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

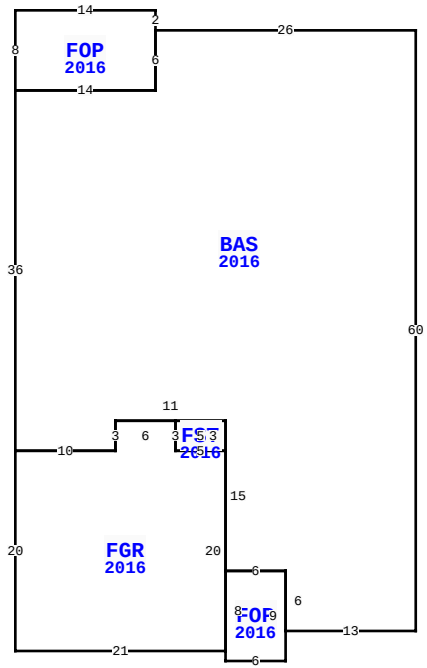
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,869	100	2016	1,869	219,110
FGR	438	55	2016	241	28,254
FOP	54	30	2016	16	1,876
FOP	112	30	2016	34	3,986
FST	15	55	2016	8	937
TOTALS	2,488			2,168	254,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	116.4828	122.31	265,168	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2022 Heated Area: 1869 HX Base Yr



86416 MOONLIT WALK CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,164
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		309,164
SOH/AGL Deduction		0
ASSESSED VALUE		309,164
TOTAL EXEMPTION VALUE	13	309,164
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		309,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632342	CO ISSUED	0	11/30/2016
B1632342	NEW CONSTR	235,304	05/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2338/0684	2/07/2020	WD	Q	I	01	230,000
GRANTOR: LINDVA ISABELL						
GRANTEE: ANDERSON JUSTIN S &						
2124/1163	5/22/2017	WD	U	I	11	100
GRANTOR: SEMANIK EQUITY DEV'T						
GRANTEE: LINDVA ISABELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 FOP=[YR=2016] N2 W14 S8 E14 N6$ S6 W14 S36 FGR=[YR=2016] S20 E21 FOP=[YR=2016] S1 E6 N9 W6 S8$ N20 FST=[YR=2016] N3 W5 S3 E5$ W5 N3 W6 S3 W10$ E10 N3 E11 S15 E6 S6 E13 N60$.

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