

LOT 22  
IN OR 2211/1494  
HIDEAWAY PHASE 1A PBK 8/134

HARRIS KELSEY E & JAMES A II  
86364 MOONLIT WALK CIRCLE  
YULEE, FL 32097

2026

42-2N-27-4372-0022-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 10               | ABOVE AVG 100    |      |              |                      |
| 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                 |                  | 4 100            |      |              |                      |
| Bathrooms                |                  | 2.5 100          |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 2.               | 2. 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                      | 1,678            | 100              | 2018 | 1,678        | 187,376              |
| FGR                      | 460              | 55               | 2018 | 253          | 28,251               |
| FOP                      | 53               | 30               | 2018 | 16           | 1,787                |
| FOP                      | 160              | 30               | 2018 | 48           | 5,360                |
| FUS                      | 1,182            | 100              | 2018 | 1,182        | 131,990              |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 3,533            |                  |      | 3,177        | 354,764              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 3,177     | 109.6410    | 115.12         | 365,736        | 2018 | 2018 | 0    | 0    | 3.00 | 97.00  |

1 SINGLE FAM 100% - 2021

Heated Area: 2860

HX Base Yr 2021

The floor plan diagram illustrates the layout of a single-family home with four distinct areas, each labeled with its name and the year 2018. The areas are: BAS 2018 (Basement), FOP 2018 (Front Porch), FGR 2018 (Front Garage), and FUS 2018 (Front Yard). The dimensions for each area are as follows: BAS 2018 (37' x 30'), FOP 2018 (16' x 10'), FGR 2018 (23' x 19'), and FUS 2018 (22' x 35'). The overall footprint of the home is 37' x 30'.

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/27/2026 |

ML