LOT 31
IN OR 2193/291
HIDEAWAY PHASE 1A PBK 8/134

ENGLISH SCOTT L & ELIZABETH L
86321 MOONLIT WALK CIR
YULEE, FL 32097

2026

42-2N-27-4372-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

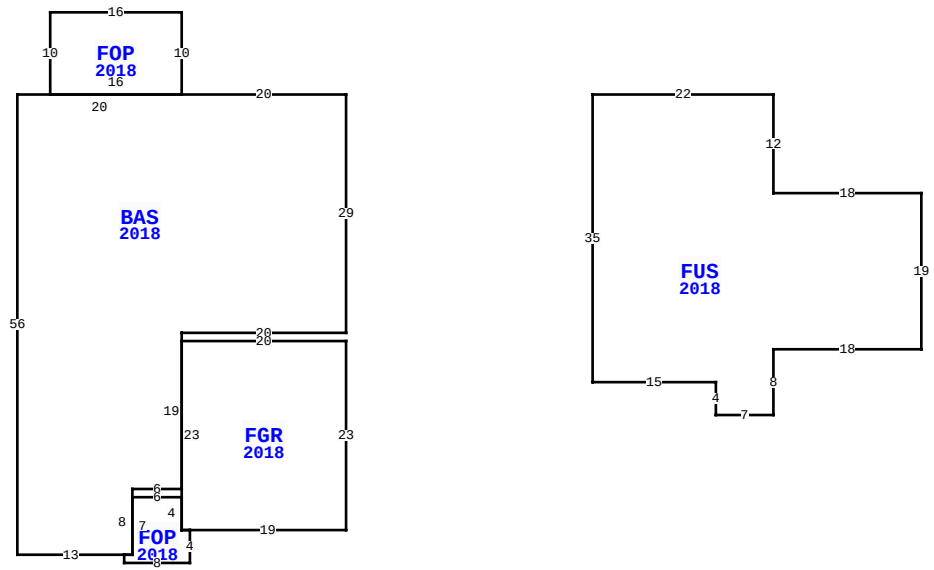
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	2018	1,652	179,601
FGR	460	55	2018	253	27,505
FOP	53	30	2018	16	1,739
FOP	160	30	2018	48	5,219
FUS	1,140	100	2018	1,140	123,938
TOTALS	3,465			3,109	338,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,109	106.7430	112.08	348,457	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2792 HX Base Yr 2019



86321 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		338,003
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		393,003
SOH/AGL Deduction		162,841
ASSESSED VALUE		230,162
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		173,751
TOTAL JUST VALUE		393,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003694	CO ISSUED	0	04/12/2018
17009780	NEW CONSTR	354,355	11/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0291	4/19/2018	WD	Q	I	02	269,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ENGLISH SCOTT L & E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FOP=[YR=2018] N10 W16 S10 E16$ W20 S56 E13 FOP=[YR=2018] S1 E8 N4 FGR=[YR=2018] E19 N23 W20 S23 E1$ W1 N4 W6 S7 W1$E1N8 E6 N19E20 N29$ PTR=[YR=2018] E30 FUS=[YR=2018] E22 S12 E18 S19 W18 S8 W7 N4 W15 N35$ W30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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