LOT 36
HIDEAWAY PHASE 1A PBK 8/134

ROMANO CHELSEA & ZACHARY
86351 MOONLIT WALK CIRCLE
YULEE, FL 32097

2026

42-2N-27-4372-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

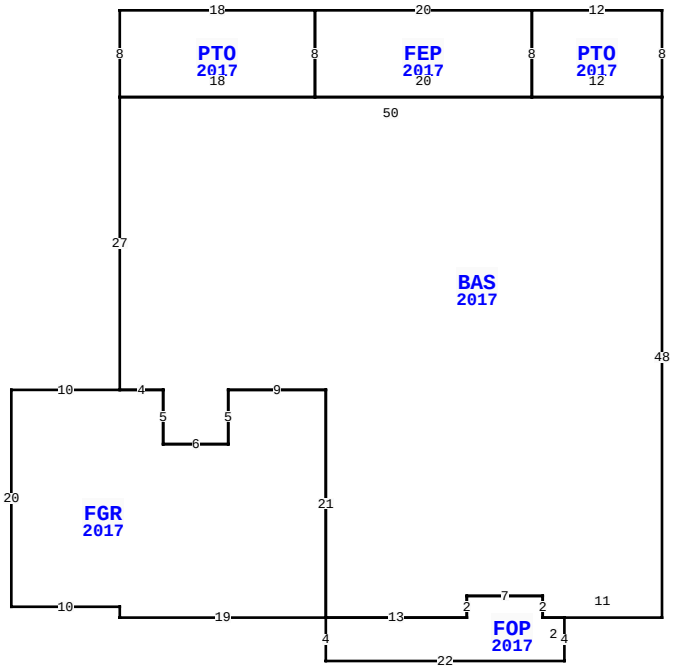
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,017	100	2017	2,017	243,496
FEP	160	80	2017	128	15,453
FGR	569	55	2017	313	37,786
FOP	102	30	2017	31	3,742
PTO	96	5	2017	5	604
PTO	144	5	2017	7	845
TOTALS	3,088			2,501	301,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,501	119.1456	125.10	312,875	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2022 Heated Area: 2017 HX Base Yr 2022



86351 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		301,924
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		356,924
SOH/AGL Deduction		21,821
ASSESSED VALUE		335,103
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,692
TOTAL JUST VALUE		356,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006605	CO ISSUED	0	07/24/2017
17001613	NEW CONSTR	258,457	02/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2857/0774	3/13/2026	WD	Q	I	01	395,000
GRANTOR: KNOPP JERRY & QUITINA						
GRANTEE: ROMANO CHELSEA & ZA						
2441/0099	3/05/2021	WD	Q	I	02	306,000
GRANTOR: BEISSER BRIAN L & LOR						
GRANTEE: KNOPP JERRY & QUITI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W12 FEP=[YR=2017] W20 PTO=[YR=2017] W18 S8
BAS=[YR=2017] S27 FGR=[YR=2017] W10 S20 E10 S1 E19
FOP=[YR=2017] S4 E22 N4 W2 N2 W7 S2 W13$ N21 W9 S5 W6 N5 W4$
E4 S5 E6 N5 E9 S21 E13 N2 E7 S2 E11 N48 W50$ E18 N8$ S8 E20
N8$ S8 E12 N8$.

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