

GUZMAN NANCY J/GASCOT JORGE E POLANCE
86470 MOONLIT WALK CIR
YULEE, FL 32097

42-2N-27-4373-0016-0000

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

3 100

Bathrooms

2 100

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

1,669

100

2019

1,669

201,310

FGR

467

55

2019

257

30,998

FOP

94

30

2019

28

3,377

FOP

130

30

2019

39

4,704

FUS

328

100

2019

328

39,563

STR

48

10

2019

5

604

TOTALS

2,736

2,326

280,555

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,326

117.8205

123.71

287,749

2019

2019

0

0

2.50

97.50

1 SINGLE FAM

100% - 2020

Heated Area: 1997

HX Base Yr 2020

BLD DATE

XF DATE

INC DATE

05/17/2022

NW

LGL DATE

LAND DATE

AG DATE

03/27/2026

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

280,555

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

335,555

SOH/AGL Deduction

125,695

ASSESSED VALUE

209,860

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

158,449

TOTAL JUST VALUE

335,555

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

346,131

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2325/0123

12/11/2019

WD Q

I

02

254,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: GUZMAN NANCY J & JO

2311/1566

10/10/2019

WD U

V

30

48,000

GRANTOR: SEMANIK EQUITY DEVELO

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W13 S6 BAS=[YR=2019] W25 S51 E4 FOP=[YR=2019] S6 E14 FGR=[YR=2019] S7 E20 N22 W11 N3 W9 S18\$ N8 W5 S2 W9\$ E9 N2 E5 N10 E9 S3 E11 N38 W13 N4\$ S4 E13 N10\$ PTR= E20 STR=[YR=2019] E12 FUS=[YR=2019] E4 S30 W12 N26 E8 N4\$ S4 W12 N4\$ W20\$.