LOT 18
HIDEAWAY PHASE 1B PBK 8/301

LAIKEN MELANIE
86458 MOONLIT WALK CIR
YULEE, FL 32097

2026

42-2N-27-4373-0018-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 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

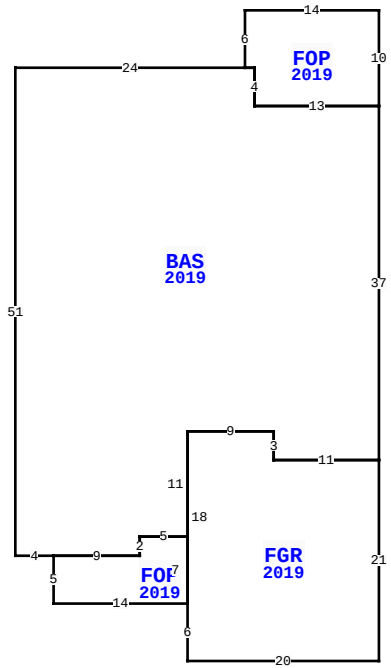
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	2019	1,649	202,901
FGR	447	55	2019	246	30,269
FOP	80	30	2019	24	2,953
FOP	136	30	2019	41	5,045
TOTALS	2,312			1,960	241,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	120.1872	126.20	247,352	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 0 Heated Area: 1649 HX Base Yr



86458 MOONLIT WALK CIR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	241,168
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	296,168
SOH/AGL Deduction	0
ASSESSED VALUE	296,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,168
TOTAL JUST VALUE	296,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000867	CO ISSUED	0	05/20/2019
19000867	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2447/1081	3/18/2021	WD	Q	I	01	265,000
GRANTOR: THE GAGNON FAMILY TRU						
GRANTEE: LAIKEN MELANIE						
2313/1054	10/15/2019	WD	Q	I	02	232,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THE GAGNON FAMILY T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W14 S6 BAS=[YR=2019] W24 S51 E4 FOP=[YR=2019] S5 E14 FGR=[YR=2019] S6 E20 N21 W11 N3 W9 S18$ N7 W5 S2 W9 $ E9 N2 E5 N11 E9 S3 E11 N37 W13 N4 W1$ E1 S4 E13 N10$.

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	0	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