LOT 19
IN OR 2235/785
HIDEAWAY PHASE 1B PBK 8/301

BRADLEY DUSTIN A & AMANDA L
86452 MOONLIT WALK CIRCLE
YULEE, FL 32097

2026

42-2N-27-4373-0019-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

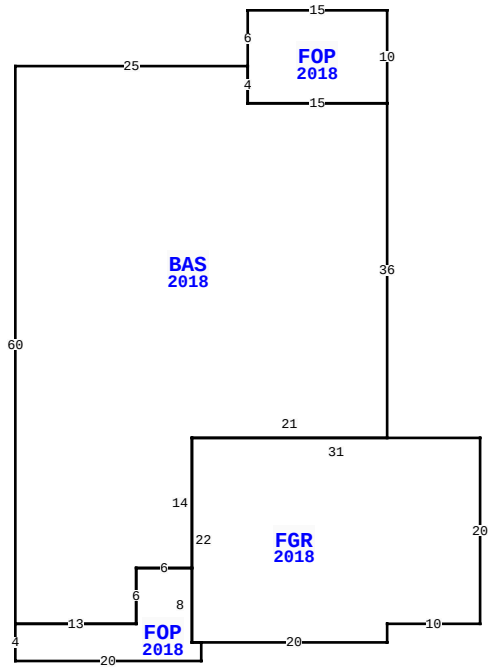
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	2018	1,884	220,943
FGR	662	55	2018	364	42,688
FOP	114	30	2018	34	3,988
FOP	150	30	2018	45	5,278
TOTALS	2,810			2,327	272,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	115.1451	120.90	281,334	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 1884 HX Base Yr 2019



86452 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		272,894
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,894
SOH/AGL Deduction		125,153
ASSESSED VALUE		202,741
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,330
TOTAL JUST VALUE		327,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010563	CO ISSUED	0	10/18/2018
18005668	NEW CONSTR	259,131	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0785	11/05/2018	WD	Q	I	01	271,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRADLEY DUSTIN A &						
2204/1260	6/15/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W15 S6 BAS=[YR=2018] W25 S60 FOP=[YR=2018] S4 E20 N2 FGR=[YR=2018] E20 N2 E10 N20 W31 S22 E1$ W1 N8 W6 S6 W13$ E13 N6 E6 N14 E21 N36 W15 N4$ S4 E15 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	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