LOT 21
HIDEAWAY PHASE 1B PBK 8/301

ANDERSON JENNIFER ELIZABETH & STEVEN
86455 MOONLIT WALK CIRCLE
YULEE, FL 32097

2026

42-2N-27-4373-0021-0000

NASSAU COUNTY PROPERTY

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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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

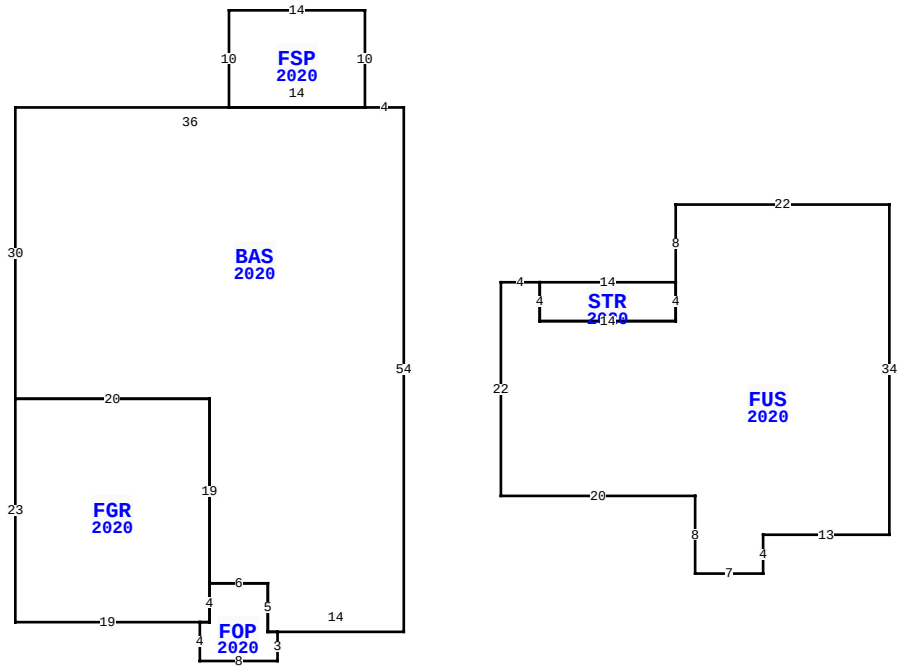
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2020	1,650	179,099
FGR	460	55	2020	253	27,462
FOP	55	30	2020	16	1,737
FSP	140	40	2020	56	6,079
FUS	1,108	100	2020	1,108	120,268
STR	56	10	2020	6	652
TOTALS	3,469			3,089	335,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,089	105.4872	110.76	342,138	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 2758 HX Base Yr



86455 MOONLIT WALK CIR, YULEE

BLD DATE		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	335,295
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	390,295
SOH/AGL Deduction	0
ASSESSED VALUE	390,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,295
TOTAL JUST VALUE	390,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912255	CO ISSUED	0	03/05/2020
1912255	NEW CONSTR	369,655	11/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1207	6/27/2023	WD	Q	I	01	410,000
GRANTOR: WAELDE CHRISTOPHER CA						
GRANTEE: ANDERSON JENNIFER E						
2357/1106	4/24/2020	WD	Q	I	01	293,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WAELDE CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W4 W36 S30 E20 S19 E6 S5 E14 N54 $
FUS=[YR=2020;ORIG=10,18] S22 E20 S8 E7 N4 E13 N34 W22 S8 S4 W14 N4 W4 $
FGR=[YR=2020;ORIG=-40,30] S23 E19 E1 N4 N19 W20 $
FSP=[YR=2020;ORIG=-4,0] N10 W14 S10 E14 $
STR=[YR=2020;ORIG=28,18] W14 S4 E14 N4 $
FOP=[YR=2020;ORIG=-21,53] S4 E8 N3 W1 N5 W6 S4 W1 $
.

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 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS