LOT 24
HIDEAWAY PHASE 1B PBK 8/301

WEAVER CODY ALBERT & BRIANA MARIE
86473 MOONLIT WALK CIRCLE
YULEE, FL 32097

2026

42-2N-27-4373-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

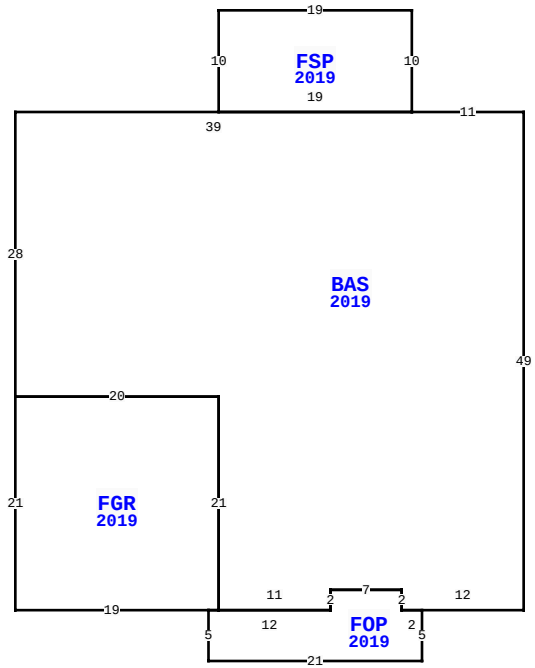
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2019	2,016	229,366
FGR	420	55	2019	231	26,281
FOP	119	30	2019	36	4,096
FSP	190	40	2019	76	8,646
TOTALS	2,745			2,359	268,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	111.1320	116.69	275,272	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 2024 Heated Area: 2016 HX Base Yr



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

86473 MOONLIT WALK CIR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	268,390
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	323,390
SOH/AGL Deduction	0
ASSESSED VALUE	323,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,390
TOTAL JUST VALUE	323,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001988	CO ISSUED	0	05/30/2019
19000995	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2847/0697	2/11/2026	WD	Q	I	01	402,000
GRANTOR: WITHERELL BRADLEY M &						
GRANTEE: WEAVER CODY ALBERT						
2618/1415	2/01/2023	WD	Q	I	01	360,000
GRANTOR: ROGERS SEAN M J & KAS						
GRANTEE: WITHERELL BRADLEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FSP=[YR=2019] N10 W19 S10 E19$W39 S28
FGR=[YR=2019] S21 E19 FOP=[YR=2019] S5 E21 N5 W2 N2 W7 S2
W12$ E1 N21 W20$ E20 S21 E11 N2 E7 S2 E12 N49$.

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