LOT 25
HIDEAWAY PHASE 1B PBK 8/301

DIENER JOHN M & RAINA N
86479 MOONLIT WALK CIR
YULEE, FL 32097

2026

42-2N-27-4373-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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

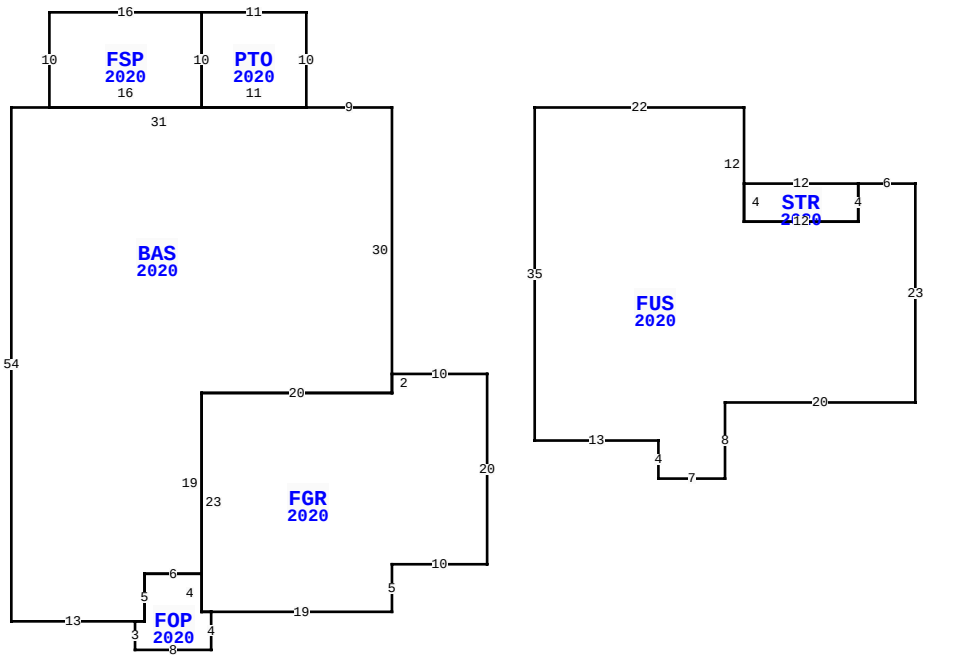
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2020	1,650	181,233
FGR	660	55	2020	363	39,871
FOP	55	30	2020	16	1,757
FSP	160	40	2020	64	7,030
FUS	1,156	100	2020	1,156	126,973
PTO	110	5	2020	6	659
STR	48	10	2020	5	549
TOTALS	3,839			3,260	358,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,260	106.7430	112.08	365,381	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2806 HX Base Yr 2021



86479 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		358,073
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		413,073
SOH/AGL Deduction		137,910
ASSESSED VALUE		275,163
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,752
TOTAL JUST VALUE		413,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001012	NEW CONSTR	379,701	02/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/1166	6/30/2020	WD	Q	I	01	312,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DIENER JOHN M & RAI						
2348/0694	3/18/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W9 PTO=[YR=2020] N10 W11 FSP=[YR=2020] W16 S10 E16 N10$ S10 E11$ W31 S54 E13 FOP=[YR=2020] S3 E8 N4 FGR=[YR=2020] E19 N5 E10 N20 W10 S2 W20 S23 E1$ W1 N4 W6 S5 W1$ E1 N5 E6 N19 E20 N30$ PTR=E15 FUS=[YR=2020] S35 E13 S4 E7 N8 E20 N23 W6 STR=[YR=2020] W12 S4 E12 N4$ S4 W12 N12 W22$ W15$.

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