



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4071.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,164	100	2,164	238,250
FGR	441	55	243	26,754
FOP	50	30	15	1,652
FSP	210	40	84	9,249
TOTALS	2,865		2,506	275,903

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	576.00	SF	6.50	6.50	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,506	122.6016	110.65	277,289	2020	2020	0	0	0	0.50	99.50
1 SINGLE FAM - 0% - 0 Heated Area: 2164 HX Base Yr												

86513 LAZY LAKE CIR, YULEE											
BLD DATE 05/17/2022 NW			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
3,707											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,903	
TOTAL MARKET OB/XF VALUE		3,707	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		329,610	
SOH/AGL Deduction		28,640	
ASSESSED VALUE		300,970	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		300,970	
TOTAL JUST VALUE		329,610	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002971	CO ISSUED	0	04/06/2020
B1909876	NEW CONSTR	292,354	12/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1565	5/28/2020	WD	Q	I	01	271,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BLAIR DENNIS A II						
2336/1048	1/30/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W14 FSP=[YR=2020] N10 W21 S10 E21\$ W36 S47 E11											
FOP=[YR=2020] S4 E8 N4 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11											
FGR=[YR=2020] S13 E21 N21 W21 S8\$ N8 E21 N39\$.											