



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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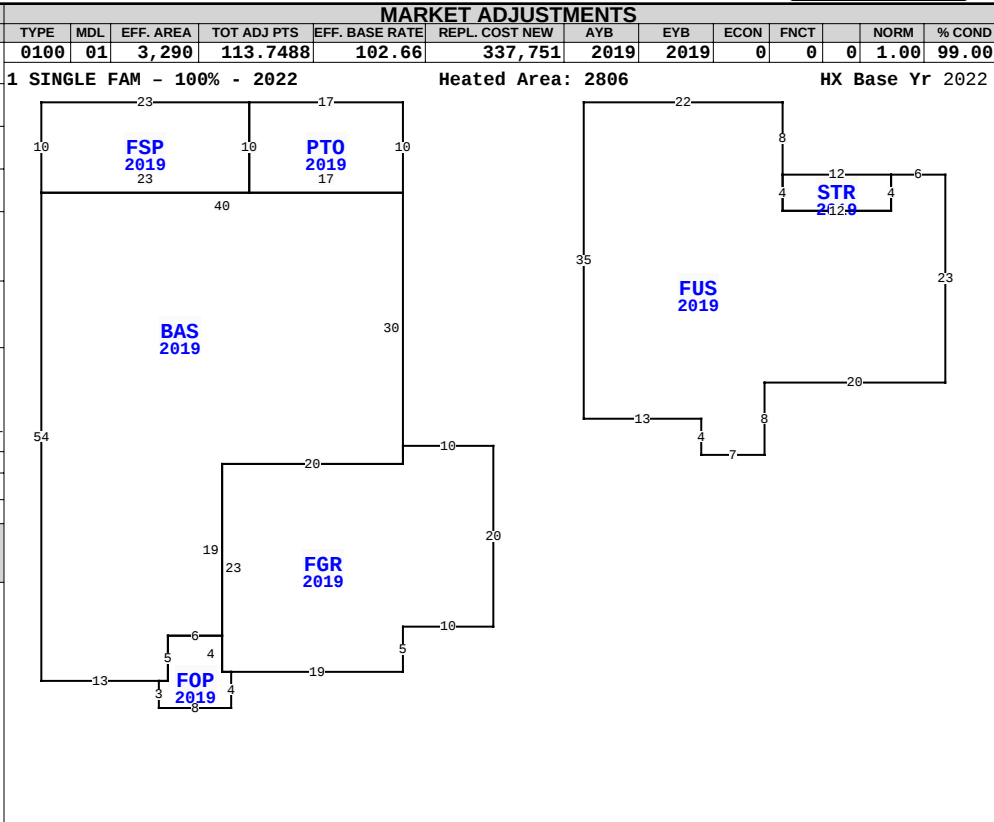
NEIGHBORHOOD/LOC	4071.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	167,695
FGR	660	55	363	36,893
FOP	55	30	16	1,627
FSP	230	40	92	9,351
FUS	1,156	100	1,156	117,488
PTO	170	5	8	813
STR	48	10	5	508
TOTALS	3,969		3,290	334,373

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	0	100	L	0	W	0	UNITS	748.00	UT	6.50	Adj R		ADJ UNIT PRICE	6.50	ORIG COND	100	YEAR ON	2019	YEAR ACTUAL	2019	Q	3	% COND	99	OB/XF MKT VALUE	4,813	NOTES
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LAND DESCRIPTION																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D														
1	000100	C	SFR	100															



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86567 LAZY LAKE CIR, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		334, 373	
TOTAL MARKET OB/XF VALUE		4, 813	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		389,186	
SOH/AGL Deduction		47,764	
ASSESSED VALUE		341,422	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		291,422	
TOTAL JUST VALUE		389,186	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003314	CO ISSUED	0	06/19/2019
B1903314	NEW CONSTR	382,143	04/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1190	7/15/2019	WD	Q	I	01	320,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SINGH TOOLSIE & PRA						
2266/1622	4/01/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES		
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BUILDING DIMENSIONS		
PTO=[YR=2019] W17 FSP=[YR=2019] W23 S10 BAS=[YR=2019] S54 E13 FOP=[YR=2019] S3 E8 N4 FGR=[YR=2019] E19 N5 E10 N20 W10 S2 W20 S23 E1\$ W1 N4 W6 S5 W1\$ E1 N5E6 N19 E20 N30 W40\$ E23 N10\$ S10 E17 N10\$ PTR=E20 FUS=[YR=2019] E22 S8 STR=[YR=2019] E12 S4 W12 N4\$ S4 E12 N4 E6 S23 W20 S8 W7 N4 W13 N35\$ W20\$.		