

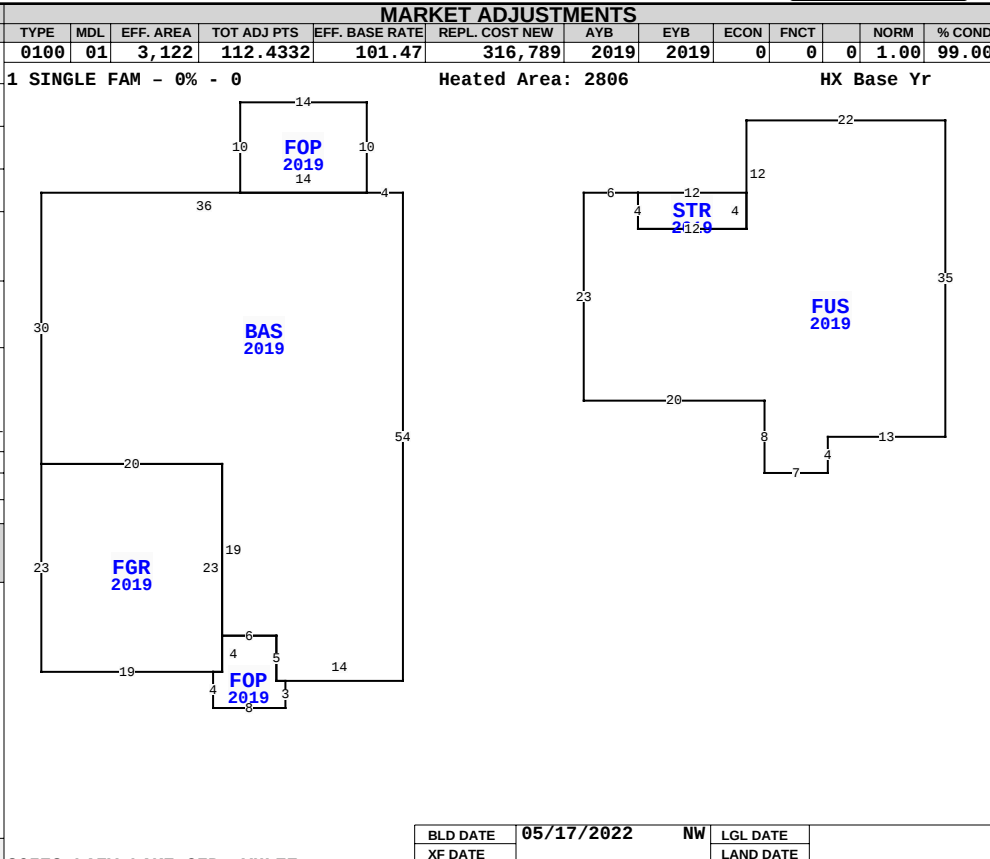
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	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	1,650	100	1,650	165,752
FGR	460	55	253	25,415
FOP	55	30	16	1,608
FOP	140	30	42	4,219
FUS	1,156	100	1,156	116,126
STR	48	10	5	502

TOTALS	3,509		3,122	313,621
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	516.00	SF	6.50	



86578 LAZY LAKE CIR, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	313,621		
TOTAL MARKET OB/XF VALUE	3,320		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	366,941		
SOH/AGL Deduction	40,878		
ASSESSED VALUE	326,063		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	326,063		
TOTAL JUST VALUE	366,941		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	313,435		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008614	CO ISSUED	0	08/13/2019
1903718	NEW CONSTR	369,888	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/1880	11/08/2019	WD	Q	I	01	276,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MARTINEZ JENNIFER J						
2267/1470	4/10/2019	WD	U	V	30	192,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W4 FOP=[YR=2019] N10 W14 S10 E14\$ W36 S30									
FGR=[YR=2019] S23 E19 FOP=[YR=2019] S4 E8 N3 W1 N5 W6 S4 W1\$									
E1 N23 W20\$ E20 S19 E6 S5 E14 N54\$ PTR=E20 FUS=[YR=2019] E6									
STR=[YR=2019] E12 S4 W12 N4\$ S4 E12 N12E22 S35 W13 S4 W7 N8									
W20 N23\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00
TOTAL OB/XF 3,320									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		