LOT 6
HIDEAWAY PHASE 1C OR 2378/1584

BETER DEANNA LYN
86757 LAZY LAKE CIRCLE
YULEE, FL 32097

2023

42-2N-27-4374-0006-0000

BUILDING CHARACTERISTICS

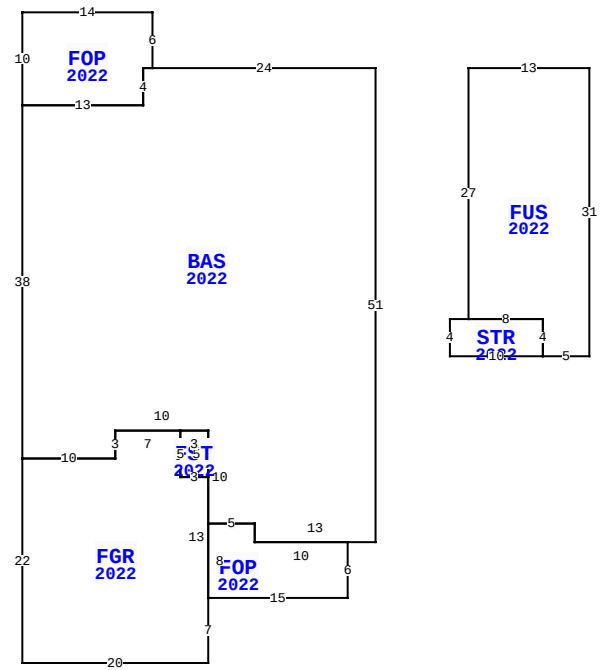
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1,666	175,380
FGR	455	55	250	26,318
FOP	100	30	30	3,158
FOP	136	30	41	4,316
FST	15	55	8	842
FUS	371	100	371	39,055
STR	40	10	4	421
TOTALS	2,783		2,370	249,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	116.6396	105.27	249,490	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2037 HX Base Yr



86757 LAZY LAKE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	249,490
TOTAL MARKET OB/XF VALUE	2,782
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	302,272
SOH/AGL Deduction	0
ASSESSED VALUE	302,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,272
TOTAL JUST VALUE	302,272
NCON VALUE	252,272
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006763	POOL - NO DESC	69,567	05/23/2023
22014063	CO ISSUED	0	09/15/2022
22000543	NEW CONSTR	335,834	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1765	4/05/2023	WD	Q	I	01	408,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BETER DEANNA LYN						
2553/0189	4/06/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FOP=[YR=2022] N6 W14 S10 E13 N4 E1$ W1 S4 W13 S38 FGR=[YR=2022] S22 E20 N7 FOP=[YR=2022] E15 N6 W10 N2 W5 S8$ N13 FST=[YR=2022] N5 W3 S5 E3$ W3 N5 W7 S3 W10$ E10 N3 E10 S10 E5 S2 E13 N51$ PTR=E10 FUS=[YR=2022] S27 STR=[YR=2022] W2 S4 E10 N4 W8$ E8 S4 E5 N31 W13 $ W10$.

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
1	0811	CONCRETE B	0	0	0	0	535.00	SF	5.20	5.20	100	2022	2022	3	100	2,782	

LAND DESCRIPTION

TOTAL OB/XF 2,782

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/05/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS