



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	207,125
FGR	420	55	231	26,318
FOP	112	30	34	3,874
FOP	180	30	54	6,152
TOTALS	2,530		2,137	243,468

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	916.00	SF	5.20	5.20	4,763
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	600
3	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	7,680

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,137	126.2338	113.93	243,468	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1818 HX Base Yr 2022											
86645 LAZY LAKE CIR, YULEE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,468	
TOTAL MARKET OB/XF VALUE		13,043	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		306,511	
SOH/AGL Deduction		35,980	
ASSESSED VALUE		270,531	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		220,531	
TOTAL JUST VALUE		306,511	
NCON VALUE		8,280	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,613	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002299	NEW CONSTR	253,540	02/26/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2482/0793	7/23/2021	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ELROD DUSTIN K & TE					
2440/1795	3/04/2021	WD	U	V	30
GRANTOR: SEMANIK EQUITY DEVELO					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W21 FOP=[YR=2021] N10 W18 S10 E18\$ W29 S45 E10 FOP=[YR=2021] S6 E10 N2 E10 N4 FGR=[YR=2021] E20 N21 W20 S21\$ W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 N21 E20 N24\$.											