



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	11	CLAY TILE 100
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	1,798	100	1,798	212,338
FGR	620	55	341	40,271
FOP	79	30	24	2,835
FSP	140	40	56	6,614
TOTALS	2,637		2,219	262,056

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,219	131.5160	118.69	263,373	2020	2020	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1798 HX Base Yr 2022											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		262,056	
TOTAL MARKET OB/XF VALUE		9,962	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		322,018	
SOH/AGL Deduction		62,838	
ASSESSED VALUE		259,180	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		209,180	
TOTAL JUST VALUE		322,018	
NCON VALUE		14,405	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,285	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100046	CO ISSUED	0	01/08/2021
20009351	NEW CONSTR	254,704	10/07/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2592/1571	9/15/2022	WD	U	I	11	100	
GRANTOR: MARKS DAVID S & DEBRA							
GRANTEE: MARKS LIVING TRUST							
2430/0411	1/29/2021	WD	Q	I	02	300,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MARKS DAVID S & DEB							

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20	5.20	100	2020	2020	3
2	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00	10.00	100	2022	2022	3
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3
4	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2022	2022	3
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3

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

86621 LAZY LAKE CIR, YULEE

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2020] W16 FSP=[YR=2020] W14 S10 E14 N10\$ S10 W24 S32 FGR=[YR=2020] W10 S20 E10 S2 E19 FOP=[YR=2020] S2 E8 N5 W1 N7 W6 S10 W1\$ E1 N21 W20 N1\$ S1 E20 S11 E6 S7 E14 N61\$.							

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00