LOT 19
HIDEAWAY PHASE 1C OR 2378/1584

GRALESKI RAYMOND JR & MAUREEN
86605 LAZY LAKE CIR
YULEE, FL 32097

**2023**

**42-2N-27-4374-0019-0000**

## NASSAU COUNTY PROPERTY



## 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 70 |
| Interior Floo | 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 |

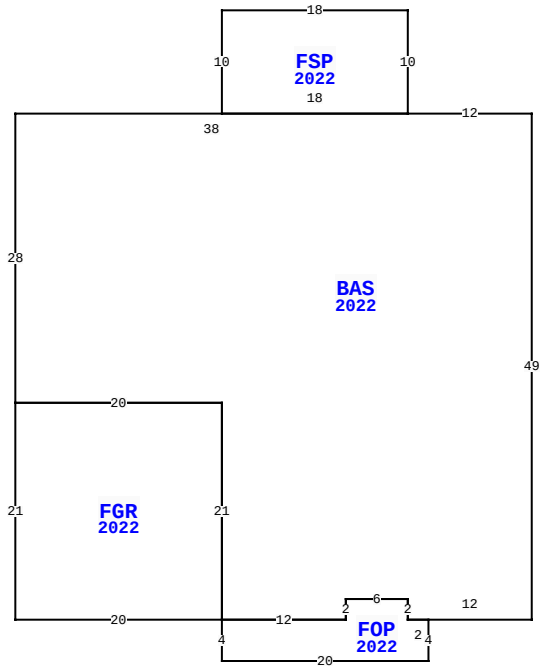
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,018 | 100 | 2,018 | 212,818 |
| FGR | 420 | 55 | 231 | 24,361 |
| FOP | 92 | 30 | 28 | 2,953 |
| FSP | 180 | 40 | 72 | 7,593 |
| TOTALS | 2,710 | | 2,349 | 247,726 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,349 | 116.8552 | 105.46 | 247,726 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2023 Heated Area: 2018 HX Base Yr




86605 LAZY LAKE CIR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 247,726 |
| TOTAL MARKET OB/XF VALUE | 10,929 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 308,655 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 308,655 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 308,655 |
| TOTAL JUST VALUE | 308,655 |
| NCON VALUE | 258,655 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 50,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22014269 | CO ISSUED | 0 | 09/19/2022 |
| 22004903 | NEW CONSTR | 333,540 | 03/30/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2595/0821 | 10/07/2022 | WD | Q | I | 01 | 400,200 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: GRALESKI RAYMOND JR | | | | | | |
| 2547/1663 | 3/17/2022 | WD | U | V | 30 | 225,000 |
| GRANTOR: SEMANIK EQUITY DEVELO | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W12 FSP=[YR=2022] N10 W18 S10 E18$ W38 S28
FGR=[YR=2022] S21 E20 FOP=[YR=2022] S4 E20 N4 W2 N2 W6 S2
W12$ N21 W20$ E20 S21 E12 N2 E6 S2 E12 N49$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 629.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 100 | 4,089 | |
| 2 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 624.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 6,240 | |
| 3 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,929

| 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 12/15/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS