LOT 21
HIDEAWAY PHASE 1C OR 2378/1584

BARRY VANHCHAI S/SIKHOUNMEUANG SOURASAY S
86626 LAZY LAKE CIRCLE
YULEE, FL 32097

2023

42-2N-27-4374-0021-0000

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 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

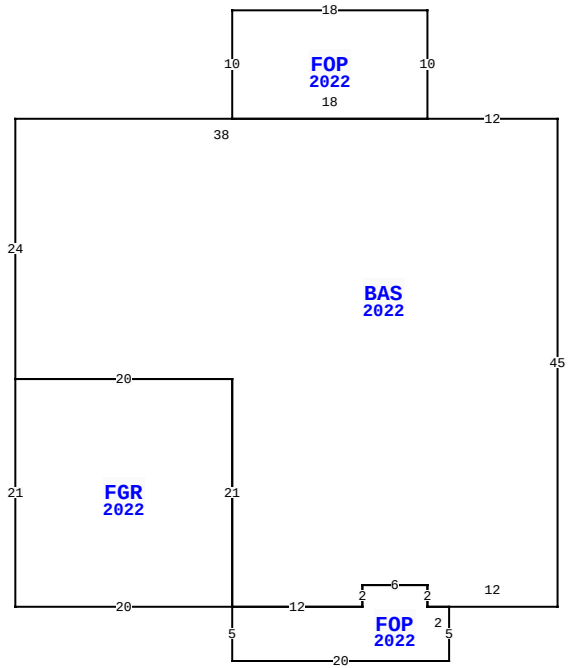
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	194,562
FGR	420	55	231	24,722
FOP	112	30	34	3,639
FOP	180	30	54	5,779
TOTALS	2,530		2,137	228,702

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	118.5800	107.02	228,702	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1818 HX Base Yr 2023



86626 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		228,702
TOTAL MARKET OB/XF VALUE		4,550
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		283,252
SOH/AGL Deduction		0
ASSESSED VALUE		283,252
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,252
TOTAL JUST VALUE		283,252
NCON VALUE		233,252
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010109	CO ISSUED	0	06/14/2022
21010109	NEW CONSTR	304,611	10/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0568	6/24/2022	WD	Q	I	01	399,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BARRY VANHCHAI S &						
2499/1942	9/24/2021	WD	U	V	30	195,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N10 W18 S10 E18$ W38 S24
FGR=[YR=2022] S21 E20 N21 W20$ E20 S21 FOP=[YR=2022] S5 E20
N5 W2 N2 W6 S2 W12$ E12 N2 E6 S2 E12 N45$.

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	100	0	0	700.00	SF	6.50	6.50	100	2022	2022	3	100	4,550	

LAND DESCRIPTION

TOTAL OB/XF 4,550

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	100			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