LOT 44
HIDEAWAY PHASE 1C OR 2378/1584

COLEMAN DAVID R & SHIRLEY K
86744 LAZY LAKE CIR
YULEE, FL 32097

2023

42-2N-27-4374-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

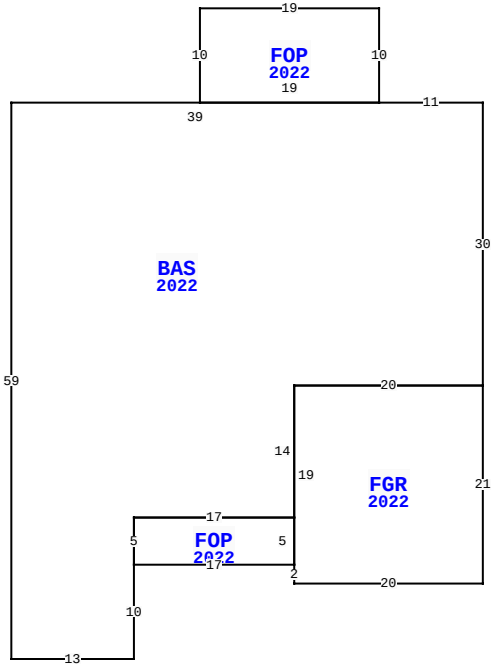
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,115	100	2,115	245,065
FGR	420	55	231	26,766
FOP	85	30	26	3,013
FOP	190	30	57	6,605
TOTALS	2,810		2,429	281,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,429	128.3898	115.87	281,448	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2115 HX Base Yr



86744 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	281,448
TOTAL MARKET OB/XF VALUE	4,297
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	335,745
SOH/AGL Deduction	0
ASSESSED VALUE	335,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,745
TOTAL JUST VALUE	335,745
NCON VALUE	285,745
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000338	CO ISSUED	0	01/10/2023
22007734	NEW CONSTR	341,419	05/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1137	6/02/2023	WD	Q	I	01	419,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLEMAN DAVID R & S						
2554/0940	4/11/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 FOP=[YR=2022] N10 W19 S10 E19$ W39 S59 E13 N10 FOP=[YR=2022] E17 FGR=[YR=2022] S2 E20 N21 W20 S19$ N5 W17S5 $N5 E17 N14 E20 N30$.

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	661.00	SF	6.50	6.50	100	2022	2022	3	100	4,297	

LAND DESCRIPTION

TOTAL OB/XF 4,297

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