



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur		N/A 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		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	200,035
FGR	420	55	231	25,417
FOP	112	30	34	3,741
FOP	180	30	54	5,942
TOTALS	2,530		2,137	235,134

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	619.00	SF	6.50	6.50	

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	121.9218	110.03	235,134	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1818 HX Base Yr											
86760 LAZY LAKE CIR, YULEE											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	619.00	SF	6.50	6.50	

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	0			0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY											4
Tax Group: 4											STANDARD
Tax Dist:											
BUILDING MARKET VALUE											235,134
TOTAL MARKET OB/XF VALUE											4,024
TOTAL LAND VALUE - MARKET											50,000
TOTAL MARKET VALUE											289,158
SOH/AGL Deduction											0
ASSESSED VALUE											289,158
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											289,158
TOTAL JUST VALUE											289,158
NCON VALUE											239,158
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001517	CO ISSUED	0	02/03/2023
22009943	NEW CONSTR	297,395	06/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/1646	6/29/2023	WD	Q	I	01	390,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ACKERMANN JOHN M &						
2588/0188	8/26/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W20 FOP=[YR=2022] N10 W18 S10 E18\$ W30 S45 E10 FOP=[YR=2022] S5 E20 N5 FGR=[YR=2022] E20 N21 W20 S21\$ W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 N21 E20 N24\$.											