PT JOHN BELLANY GRANT
SEC 44-3N-26E & PT GOVT LOT 4
OF SEC 6-3N-26E IN OR 2223/690

HUGGINS LAURIE ANNE
57200 LAZY ACRES LANE
YULEE, FL 32097

2023

44-3N-26-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

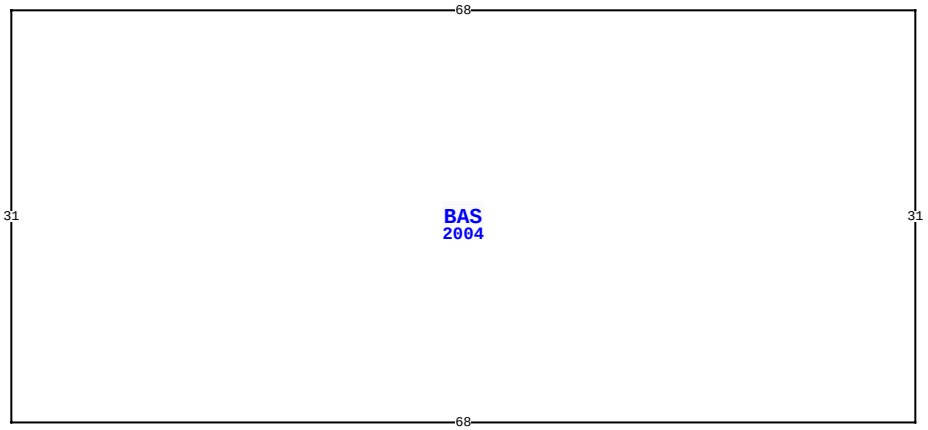
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	116,511
TOTALS	2,108		2,108	116,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	151.8400	106.29	224,059	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 2108 HX Base Yr



57200 LAZY ACRES LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	116,511
TOTAL MARKET OB/XF VALUE	52,772
TOTAL LAND VALUE - MARKET	167,850
TOTAL MARKET VALUE	337,133
SOH/AGL Deduction	135,051
ASSESSED VALUE	202,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,082
TOTAL JUST VALUE	337,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/0690	12/31/2017	QC	U	I	11	100
GRANTOR: VANZANT HUBERT N ET A						
GRANTEE: HUGGINS LAURIE ANNE						
1994/1481	3/26/2015	QC	U	V	11	100
GRANTOR: VANZANT LARRY ET AL						
GRANTEE: HUGGINS LAURIE ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W68 S31 E68 N31$.

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	0510	GARAGE WD-	0	0	36	15	540.00	SF	35.00	35.00	100	2003	2003	3	36	6,804	
2	0812	CONCRETE C	0	0	0	0	2,049.00	SF	4.00	4.00	100	2003	2003	3	84	6,885	
3	0350	CARPORT WD	0	0	0	0	1,508.00	SF	13.00	13.00	100	2003	2003	3	22	4,313	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
5	0681	POLE SHED	0	0	60	47	2,820.00	SF	15.00	15.00	100	2013	2013	3	75	31,725	

LAND DESCRIPTION

TOTAL OB/XF 52,772

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	000102	C	SFR/MH	0			0.00	0.00	11.19	AC		1.00	1.00	1.00	15,000.00	15,000.00	167,850							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 11.19 Total Land Value: 167,850 Market: 0 Agricultural: 0 Common: 167,850 PRINTED 08/02/2023 BY SYS