LOT 56
HIDEAWAY PHASE 1B PBK 8/301

VANWEY PATRICK
86560 LAZY LAKE CIR
YULEE, FL 32097

2024

42-2N-27-4373-0056-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

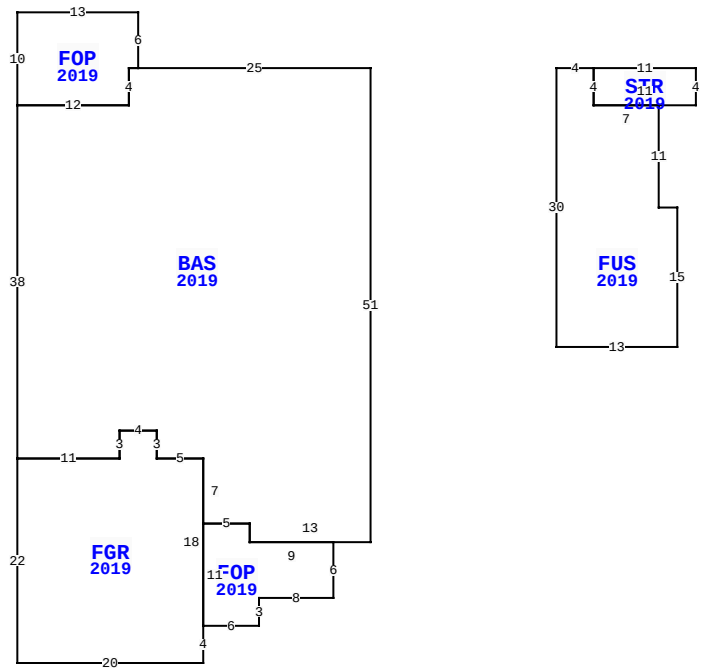
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1,688	211,477
FGR	452	55	249	31,195
FOP	112	30	34	4,259
FOP	126	30	38	4,761
FUS	332	100	332	41,594
STR	44	10	4	501
TOTALS	2,754		2,345	293,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	133.8876	127.19	298,261	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2020 HX Base Yr 2022



86560 LAZY LAKE CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,787
TOTAL MARKET OB/XF VALUE		3,370
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		347,157
SOH/AGL Deduction		54,926
ASSESSED VALUE		292,231
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,231
TOTAL JUST VALUE		347,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000829	CO ISSUED	0	05/09/2019
19000829	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1715	4/26/2021	WD	Q	I	01	286,000

GRANTOR: HEAD HORACE H & JENNI
GRANTEE: VANWEY PATRICK

2288/1304	7/02/2019	WD	Q	I	01	249,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HEAD HORACE H & JEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] N6 W13 S10 E12 N4 E1$ W1 S4 W12 S38 FGR=[YR=2019] S22 E20 N4 FOP=[YR=2019] E6 N3 E8 N6 W9 N2 W5 S11$ N18 W5 N3 W4 S3 W11$ E11 N3 E4 S3 E5 S7 E5 S2 E13 N51$ PTR=E20 FUS=[YR=2019] E4 STR=[YR=2019] E11 S4 W11 N4$ S4 E7 S11 E2 S15 W13 N30$ W20$.

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	529.00	SF	6.50	6.50	100	2019	2019	3	98	3,370	

LAND DESCRIPTION

TOTAL OB/XF 3,370

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/26/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS