LOT 61
HIDEAWAY PHASE 1B PBK 8/301

KLEVANS BRANDON I & KAITLIN M
86530 LAZY LAKE CIR
YULEE, FL 32097

2024

42-2N-27-4373-0061-0000

BUILDING CHARACTERISTICS

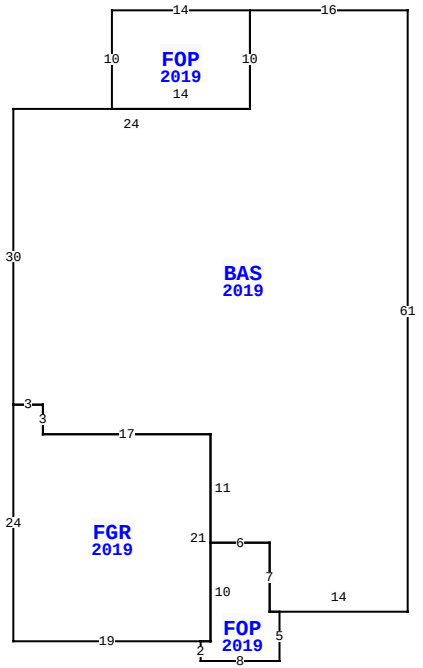
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,789	100	1,789	222,808
FGR	429	55	236	29,392
FOP	79	30	24	2,989
FOP	140	30	42	5,230
TOTALS	2,437		2,091	260,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	133.0987	126.44	264,386	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1789 HX Base Yr 2020



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

86530 LAZY LAKE CIR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	260,420
TOTAL MARKET OB/XF VALUE	3,357
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	313,777
SOH/AGL Deduction	86,664
ASSESSED VALUE	227,113
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	177,113
TOTAL JUST VALUE	313,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
09009158	CO ISSUED	0	08/26/2019
19006013	NEW CONSTR	244,129	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1061	12/13/2019	WD	Q	I	01	243,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KLEVANS BRANDON I &						
2267/1470	4/10/2019	WD	U	V	30	192,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W14 S10 E14 N10$ S10 W24 S30
FGR=[YR=2019] S24 E19 FOP=[YR=2019] S2 E8 N5 W1 N7 W6 S10
W1$ E1 N21 W17 N3 W3$ E3 S3 E17 S11 E6 S7 E14 N61$.

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	527.00	SF	6.50	6.50	100	2019	2019	3	98	3,357	

TOTAL OB/XF 3,357

LAND DESCRIPTION

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 12/20/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS