

TURNER JOHN A & STEFANIE W
86789 LAZY LAKE CIRCLE
YULEE, FL 32097

42-2N-27-4374-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 70
Interior Floo14CARPET 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame
StoriesUnits

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	234,209
FGR	420	55	231	26,810
FOP	92	30	28	3,250
FOP	180	30	54	6,267

TOTALS2,7102,331270,536

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,331122.1668116.06270,53620232023000.00100.00

1 SINGLE FAM - 100% - 2024Heated Area: 2018HX Base Yr 2024

The site map shows a rectangular lot measuring approximately 28 units by 49 units. The main building footprint is labeled "BAS 2024". There are three smaller footprints labeled "FGR 2024" and two labeled "FOP 2024". Dimensions around the perimeter include 28, 21, 20, 12, 6, 2, 4, 10, 12, 18, 10, and 18.

NASSAU COUNTY PROPERTYVALUATION SUMMARYPAGE 1 of 14

STANDARD

Valuation ByTax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENON CON INCOME VALUEPREVIOUS YEAR MKT VALUE

270,5363,99150,000324,5270324,52750,000274,527324,527274,52750,000

HX HB

SALES DATAOFF RECORD NumberDATETypeInstQ / U V / I RSN CD SALE PRICE

2679/149910/27/2023WDUI11100

GRANTOR: SEDA CONSTRUCTION COMGRANTEE: TURNER JOHN A & STE2676/90410/27/2023WDIQI01420,000GRANTOR: SEDA CONSTRUCTION COMGRANTEE: TURNER JOHN A & STEBUILDING NOTESBUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E20 E18 E12 S49 W10 W2 N2 W6 S2 W12 N21 W20 N28 \$
FGR=[YR=2024;ORIG=10,38] E20 S21 W20 N21 \$
FOP=[YR=2024;ORIG=30,59] E12 N2 E6 S1 S1 E2 S4 W20 N4 \$
FOP=[YR=2024;ORIG=48,10] W18 N10 E18 S10 \$.

LAND DESCRIPTIONTOTAL OB/XFTOTAL OB/XF3,991

LUSE CLSLAND USE CAPRLCZFRONTDEPTHTOT LND UTUNITDTDPHTFACT% TOTADJPRIADJ UNITPRICELANDVOTHER ADJUSTMENTSYEARDENSITYDECLFRZYRCNSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000PRINTED 08/06/2024 BY SYS

REVIEW DATE12/04/2023BYNWTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000