LOT 13
HIDEAWAY PHASE 1C OR 2378/1584

BROWN ANTHONY C & ELIZABETH Q
86701 LAZY LAKE CIRCLE
YULEE, FL 32097

2024

42-2N-27-4374-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

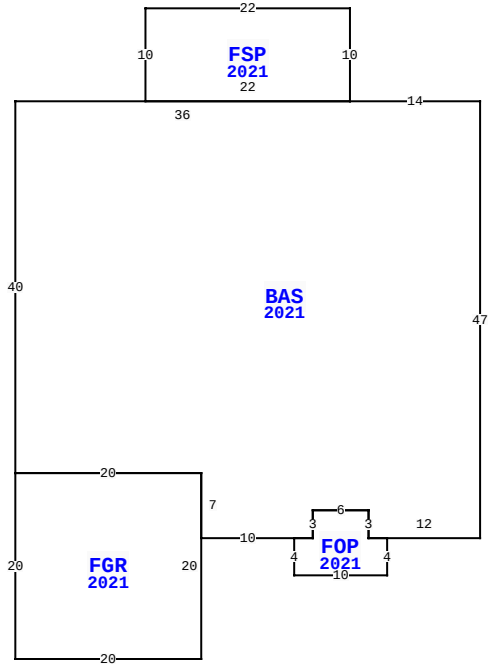
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,192	100	2,192	247,962
FGR	400	55	220	24,887
FOP	58	30	17	1,923
FSP	220	40	88	9,955
TOTALS	2,870		2,517	284,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	119.6736	113.69	286,158	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2192 HX Base Yr 2023



86701 LAZY LAKE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,727
TOTAL MARKET OB/XF VALUE		2,934
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		337,661
SOH/AGL Deduction		17,617
ASSESSED VALUE		320,044
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,044
TOTAL JUST VALUE		337,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000416	CO ISSUED	0	01/07/2022
21004516	NEW CONSTR	314,280	04/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1537	1/20/2022	WD	Q	I	01	385,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BROWN ANTHONY CASMI						
2480/0750	7/15/2021	WD	U	V	30	65,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W14 W36 S40 E20 S7 E10 E2 N3 E6 S3 E12 N47 $
FGR=[YR=2021;ORIG=-50,40] S20 E20 N20 W20 $
FSP=[YR=2021;ORIG=-14,0] N10 W22 S10 E22 $
FOP=[YR=2021;ORIG=-20,47] S4 E10 N4 W2 N3 W6 S3 W2 $
.

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	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20	5.20	100	2021	2021	3	99	2,934	

LAND DESCRIPTION

TOTAL OB/XF 2,934

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 01/05/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS