



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,197	131.9717	125.37	275,438	2022	2022	0	0	0	0.00	100.00	VALUATION BY	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023										Heated Area: 1818				HX Base Yr 2023												
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			4071.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,818	100	1,818	227,923																									
FGR	420	55	231	28,960																									
FOP	112	30	34	4,263																									
FOP	380	30	114	14,292																									
TOTALS			2,730		2,197	275,438																							
EXTRA FEATURES					86637 LAZY LAKE CIR, YULEE										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
L N	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	623.00	SF	6.50	6.50	100	2022	2022	3	100	4,050													
2	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2024	2023		100	29,750													
3	0911	SCRN RM A	0	100	42	22	924.00	SF	17.50	17.50	100	2024	2023		100	16,170													
4	0855	CONC PAVER	0	100	0	0	574.00	SF	10.00	10.00	100	2024	2023		100	5,740													
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000													
LAND DESCRIPTION										TOTAL OB/XF										57,710									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
	</																												