LOT 16
HIDEAWAY PHASE 1C OR 2378/1584

RADCLIFF ROBERT E JR & DONNA L
86629 LAZY LAKE CIRCLE
YULEE, FL 32097

2024

42-2N-27-4374-0016-0000

BUILDING CHARACTERISTICS

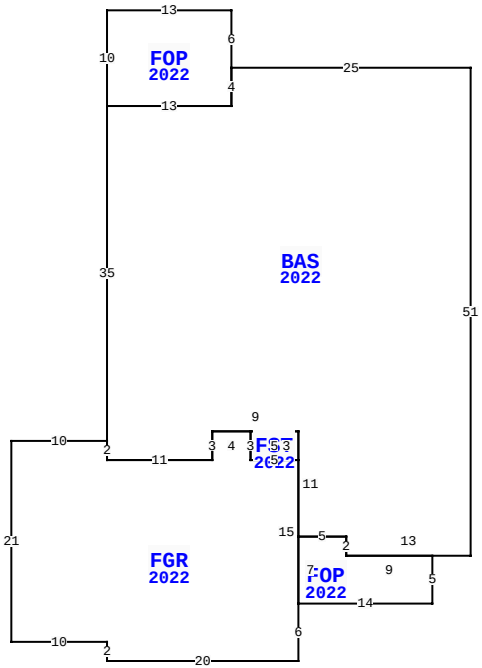
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,649	100	1,649	208,500
FGR	642	55	353	44,633
FOP	80	30	24	3,035
FOP	130	30	39	4,931
FST	15	55	8	1,012
TOTALS	2,516		2,073	262,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	133.0987	126.44	262,110	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1649 HX Base Yr 2023



86629 LAZY LAKE CIR, YULEE

BLD DATE		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		262,110
TOTAL MARKET OB/XF VALUE		4,609
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		316,719
SOH/AGL Deduction		15,138
ASSESSED VALUE		301,581
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,581
TOTAL JUST VALUE		316,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015222	CO ISSUED	0	10/12/2022
22005415	NEW CONSTR	292,702	04/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0211	12/08/2022	WD	Q	I	01	392,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RADCLIFF ROBERT E J						
2547/1663	3/17/2022	WD	U	V	30	225,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] N6 W13 S10 E13 N4$ S4 W13 S35 FGR=[YR=2022] W10 S21 E10 S2 E20 N6 FOP=[YR=2022] E14 N5 W9 N2 W5 S7$ N15 FST=[YR=2022] N3 W5 S3 E5$ W5 N3 W4 S3 W11 N2$ S2 E11 N3 E9 S11 E5 S2 E13 N51 $.

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	709.00	SF	6.50	6.50	100	2022	2022	3	100	4,609	

LAND DESCRIPTION

TOTAL OB/XF 4,609

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	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							

REVIEW DATE 12/15/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS