LOT 18
HIDEAWAY PHASE 1C OR 2378/1584

RANDALL RHONDA LYNN
86613 LAZY LAKE CIRCLE
YULEE, FL 32097

2024

42-2N-27-4374-0018-0000

BUILDING CHARACTERISTICS

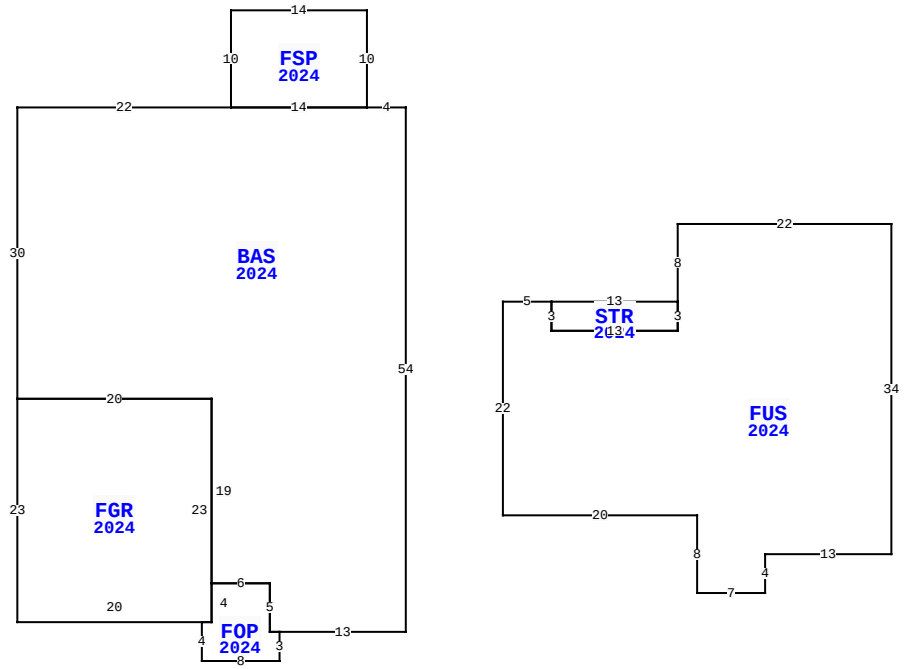
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	1,650	100	1,650	174,141
FGR	460	55	253	26,702
FOP	55	30	16	1,689
FSP	140	40	56	5,910
FUS	1,125	100	1,125	118,733
STR	39	10	4	422
TOTALS	3,469		3,104	327,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,104	111.0900	105.54	327,596	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2775 HX Base Yr



86613 LAZY LAKE CIR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	327,596
TOTAL MARKET OB/XF VALUE	8,844
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	386,440
SOH/AGL Deduction	0
ASSESSED VALUE	386,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,440
TOTAL JUST VALUE	386,440
NCON VALUE	336,440
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010158	NEW CONSTR	442,499	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/1934	3/08/2024	WD	Q	I	01	477,000
GRANTOR: LICWINKO CATHY D & RU						
GRANTEE: RANDALL RHONDA LYNN						
2628/1883	3/31/2023	WD	Q	I	01	440,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LICWINKO CATHY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E22 E14 E4 S54 W13 W1 N5 W6 N19 W20 N30 $
FGR=[YR=2024;ORIG=10,40] E20 S23 W20 N23 $
FOP=[YR=2024;ORIG=30,59] E6 S5 E1 S3 W8 N4 E1 N4 $
FSP=[YR=2024;ORIG=46,10] W14 N10 E14 S10 $
FUS=[YR=2024;ORIG=60,30] E5 S3 E13 N3 N8 E22 S34 W13 S4 W7 N8 W20 N22 $
STR=[YR=2024;ORIG=65,30] E13 S3 W13 N3 $
.

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	0	0	0	611.00	SF	6.50	6.50	100	2024	2023		100	3,972	
2	0462	ST/AL FNC	0	0	0	0	312.00	SF	10.00	10.00	100	2024	2023		100	3,120	
3	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2024	2023		100	1,152	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,844

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/04/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS