



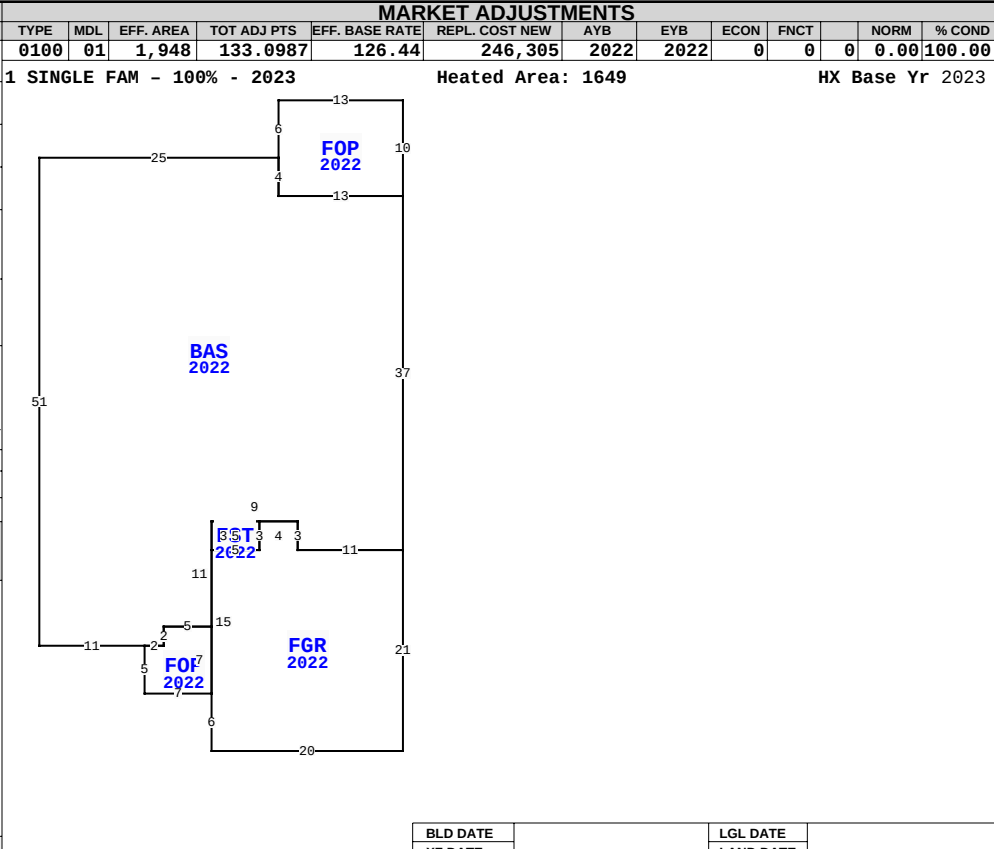
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	432	55	238	30,093
FOP	45	30	14	1,770
FOP	130	30	39	4,931
FST	15	55	8	1,012
TOTALS	2,271		1,948	246,305

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	531.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



86618 LAZY LAKE CIR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
9,368									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					246,305				
TOTAL MARKET OB/XF VALUE					9,368				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					305,673				
SOH/AGL Deduction					13,922				
ASSESSED VALUE					291,751				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					241,751				
TOTAL JUST VALUE					305,673				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					283,253				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005643	CO ISSUED	0	04/12/2022
21005810	NEW CONSTR	244,796	05/27/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2559/1753	5/02/2022	WD	Q	I	01	362,500			
GRANTOR:SEDA CONSTRUCTION COM									
GRANTEE:HOWARD EILEEN C & L									
2499/1942	9/24/2021	WD	U	V	30	195,000			
GRANTOR:SEMANIK EQUITY DEVELO									
GRANTEE:SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2022] W13 S6 BAS=[YR=2022] W25 S51 E11 FOP=[YR=2022] S5 E7 FGR=[YR=2022] S6 E20 N21 W11 N3 W4 FST=[YR=2022] W5 S3 E5 N3\$ S3 W5 S15\$ N7 W5 S2 W2\$ E2 N2 E5 N11 E9 S3 E11 N37 W13 N4\$ S4 E13 N10\$.									