PT JOHN BELLANY GRANT
SEC 44-3N-26E & PT GOVT LOT 4
OF SEC 6-3N-26E IN OR 2223/690,

HUGGINS LAURIE ANNE
57200 LAZY ACRES LANE
YULEE, FL 32097

2024

44-3N-26-0000-0001-0040

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	06	Quality Level 06

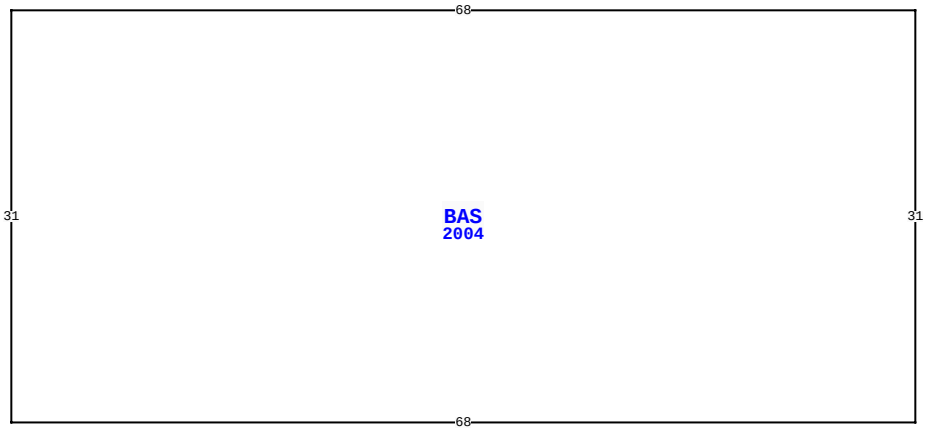
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	120,030
TOTALS	2,108		2,108	120,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	151.8400	113.88	240,059	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 2108 HX Base Yr



57200 LAZY ACRES LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 DC
INC DATE		AG DATE	04/03/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	120,030
TOTAL MARKET OB/XF VALUE	47,368
TOTAL LAND VALUE - MARKET	345,840
TOTAL MARKET VALUE	271,395
SOH/AGL Deduction	39,348
ASSESSED VALUE	232,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,047
TOTAL JUST VALUE	513,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,133

DW/MH ID: JACFL23019(A/B) _ OWNER LAURIE HUGGINS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004913	POLE BARN (40X48)		04/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2696/1455	12/28/2023	QC	U	V	11	100
GRANTOR: VANZANT LARRY DEAN SR						
GRANTEE: HUGGINS LAURIE ANNE						
2223/0690	12/31/2017	QC	U	I	11	100
GRANTOR: VANZANT HUBERT N ET A						
GRANTEE: HUGGINS LAURIE ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W68 S31 E68 N31$.

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	0510	GARAGE WD-	0	0	36	24	864.00	SF	35.00	35.00	100	2003	2003	3	32	9,677	
2	0812	CONCRETE C	0	0	27	27	729.00	SF	4.00	4.00	100	2003	2003	3	83	2,420	
3	0350	CARPORT WD	0	0	34	24	816.00	SF	13.00	13.00	100	2003	2003	3	21	2,228	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
5	0681	POLE SHED	0	0	60	47	2,820.00	SF	15.00	15.00	100	2013	2013	3	71	30,033	

LAND DESCRIPTION

TOTAL OB/XF 47,368

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	005000	C	RURAL HOME	0		OR	0.00	0.00	5.89	AC		1.00	1.00	1.00	16,000.00	16,000.00	94,240							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	21.09	AC		1.00	1.00	1.00	190.00	190.00	4,007							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	10.36	AC		1.00	1.00	1.00	555.00	555.00	5,750							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	31.45	AC		1.00	1.00	1.00	8,000.00	8,000.00	251,600							

REVIEW DATE 04/02/2024 BY DC Total Acres: 37.34 Total Land Value: 103,997 Market: 251,600 Agricultural: 9,757 Common: 94,240 PRINTED 08/06/2024 BY SYS