LOT 13
HIDEAWAY PHASE 1B PBK 8/301

ROCHELLE JAVAR N & VANDA
86507 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4373-0013-0000

BUILDING CHARACTERISTICS

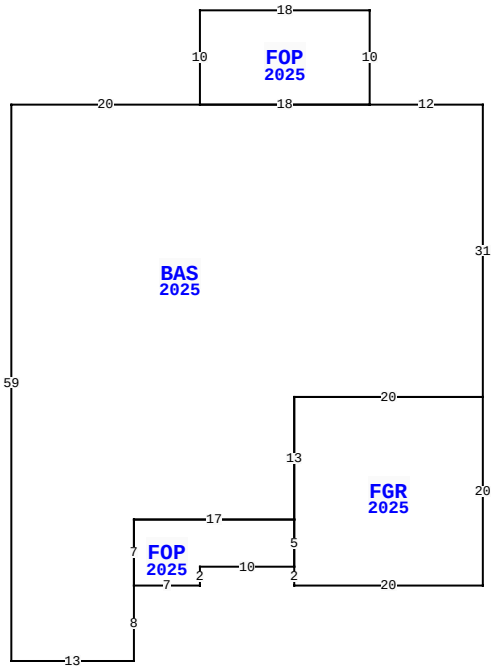
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	2025	2,135	267,089
FGR	400	55	2025	220	27,522
FOP	99	30	2025	30	3,753
FOP	180	30	2025	54	6,755
TOTALS	2,814			2,439	305,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,439	125.0970	125.10	305,119	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2135 HX Base Yr 2025



86507 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		305,119
TOTAL MARKET OB/XF VALUE		3,489
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		358,608
SOH/AGL Deduction		0
ASSESSED VALUE		358,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,886
TOTAL JUST VALUE		358,608
NCON VALUE		308,608
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004528	NEW SFR T-2818 H-	387,188	04/19/2024
B240000056	NEW SFR T-2818 H-	387,188	01/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/1292	10/31/2024	WD	Q	I	01	449,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROCHELLE JAVAR N &						
2647/503	6/09/2023	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	671.00	SF	5.20	5.20	100	2025	2024		100	3,489	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,9] W12 W18 W20 S59 E13 N8 N7 E17 N13 E20 N31 $
FGR=[YR=2025;ORIG=90,60] N20 W20 S13 S5 S2 E20 $
FOP=[YR=2025;ORIG=60,58] S2 W7 N7 E17 S5 W10 $
FOP=[YR=2025;ORIG=60,9] E18 N10 W18 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,489

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	RES	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 06/18/2024 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS