LOT 14
HIDEAWAY PHASE 1B PBK 8/301

BLAIR DENNIS A II
11854 SUNSET RIDGE PLACE
WALDORF, MD 20602

2025

42-2N-27-4373-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

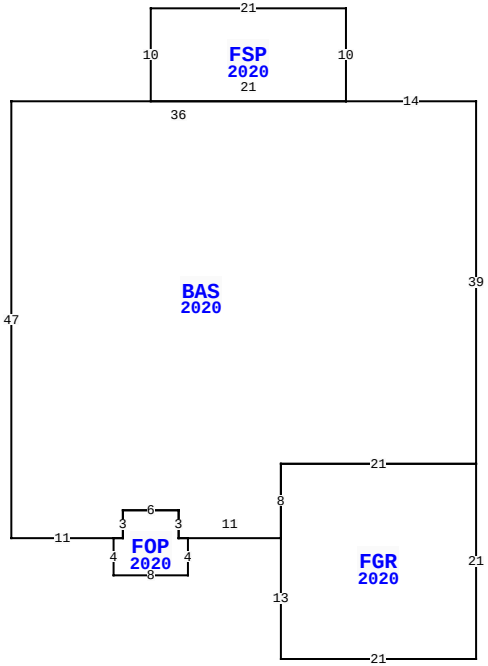
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,164	100	2020	2,164	273,200
FGR	441	55	2020	243	30,678
FOP	50	30	2020	15	1,894
FSP	210	40	2020	84	10,605
TOTALS	2,865			2,506	316,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,506	128.1744	128.17	321,194	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2164 HX Base Yr



86513 LAZY LAKE CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	316,376
TOTAL MARKET OB/XF VALUE	3,669
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	370,045
SOH/AGL Deduction	5,871
ASSESSED VALUE	364,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	364,174
TOTAL JUST VALUE	370,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002971	CO ISSUED	0	04/06/2020
B1909876	NEW CONSTR	292,354	12/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/1565	5/28/2020	WD	Q	I	01	271,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BLAIR DENNIS A II						
2336/1048	1/30/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W21 S10 E21$ W36 S47 E11
FOP=[YR=2020] S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2020] S13 E21 N21 W21 S8$ N8 E21 N39$.

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	576.00	SF	6.50	6.50	100	2020	2020	3	98	3,669	

LAND DESCRIPTION

TOTAL OB/XF 3,669

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	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 10/21/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS