LOT 48
HIDEAWAY PHASE 1B PBK 8/301

DONZOLA DONNA J/DASILVA JULIA
86579 LAZY CIRCLE
YULEE, FL 32097

2025

42-2N-27-4373-0048-0000

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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

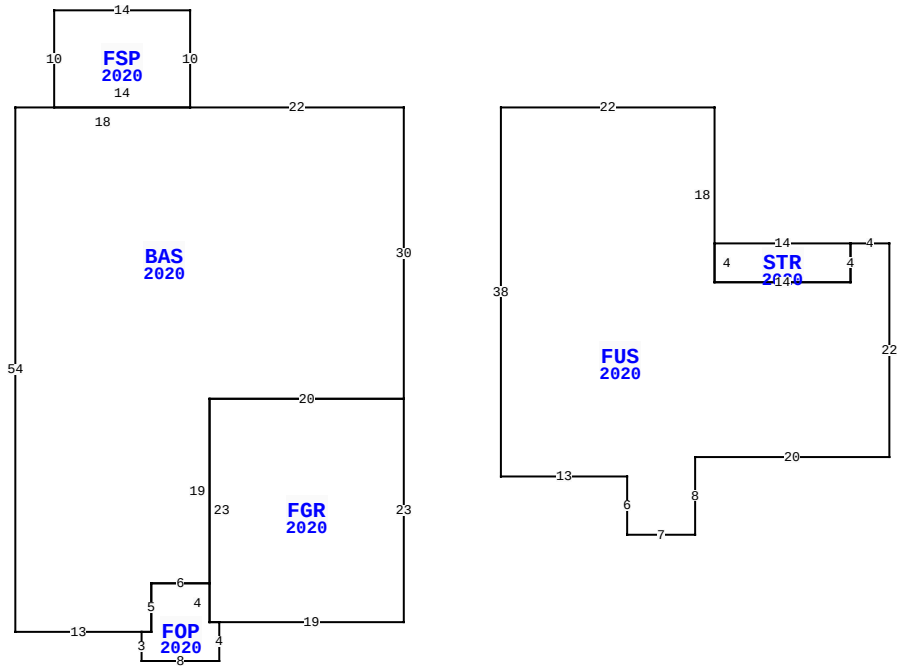
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2020	1,650	195,160
FGR	460	55	2020	253	29,924
FOP	55	30	2020	16	1,892
FSP	140	40	2020	56	6,623
FUS	1,214	100	2020	1,214	143,590
STR	56	10	2020	6	709
TOTALS	3,575			3,195	377,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,195	120.0830	120.08	383,656	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2864 HX Base Yr 2021



86579 LAZY LAKE CIR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,901
TOTAL MARKET OB/XF VALUE		3,612
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		431,513
SOH/AGL Deduction		105,418
ASSESSED VALUE		326,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,373
TOTAL JUST VALUE		431,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2001764	CO ISSUED	0	02/26/2020
B1911993	NEW CONSTR	369,655	11/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0131	3/27/2020	WD	Q	I	02	337,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DONZOLA DONNA J & J						
2322/0096	11/26/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 FSP=[YR=2020] N10 W14 S10 E14$ W18 S54 E13 FOP=[YR=2020] S3 E8 N4 FGR=[YR=2020] E19 N23 W20 S23 E1$ W1 N4 W6 S5 W1$ E1 N5 E6 N19 E20 N30$ PTR=E10 FUS=[YR=2020] S38 E13 S6 E7 N8 E20 N22 W4 STR=[YR=2020] W14 S4 E14 N4$ S4 W14 N18 W22$ W10$.

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	100	0	0	567.00	SF	6.50	6.50	100	2020	2020	3	98	3,612	

LAND DESCRIPTION

TOTAL OB/XF 3,612

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	000134	C	RES POND	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 03/05/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS