LOT 49
HIDEAWAY PHASE 1B PBK 8/301

CEBE DAVID R & DEBORAH J
86585 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4373-0049-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

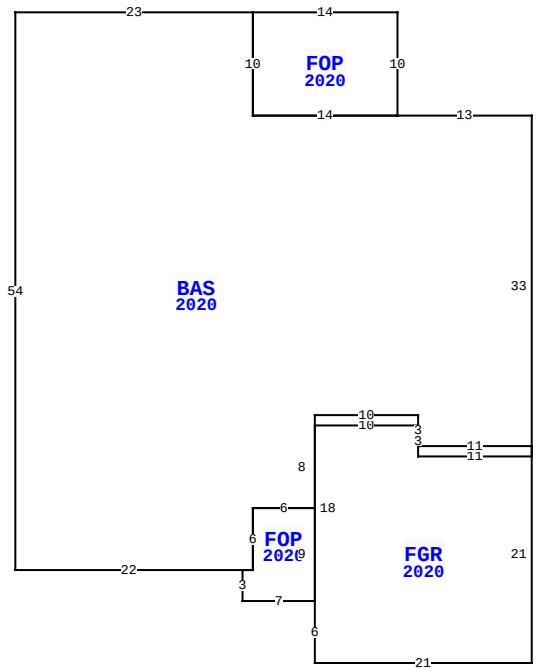
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2020	2,133	250,503
FGR	471	55	2020	259	30,418
FOP	57	30	2020	17	1,997
FOP	140	30	2020	42	4,933
TOTALS	2,801			2,451	287,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	119.2320	119.23	292,233	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2133 HX Base Yr 2021



86585 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		287,850
TOTAL MARKET OB/XF VALUE		42,485
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		380,335
SOH/AGL Deduction		85,684
ASSESSED VALUE		294,651
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,929
TOTAL JUST VALUE		380,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004640	SWIM POOL	50,723	07/24/2020
1909011	CO ISSUED	0	01/30/2020
1911605	NEW CONSTR	289,226	11/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/1818	2/20/2020	WD	Q	I	02	270,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CEBE DAVID R & DEBO						
2322/0059	11/26/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] N10 W14 S10 E14$ W14 N10 W23 S54 E22 FOP=[YR=2020] S3 E7 FGR=[YR=2020] S6 E21 N21 W11 N3 W10 S18$ N9W6 S6 W1 $ E1 N6 E6 N8 E10 S3 E11 N33$.

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	515.00	SF	6.50	6.50	100	2020	2020	3	98	3,281	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
3	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2020	2020	3	90	4,320	
4	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2020	2020	3	90	27,846	
5	0855	CONC PAVER	0	100	0	0	660.00	SF	10.00	10.00	100	2020	2020	3	98	6,468	

LAND DESCRIPTION

TOTAL OB/XF 42,485

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 12/02/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS