LOT 50
HIDEAWAY PHASE 1B PBK 8/301

FOX STEVEN R & THERESA Z
86591 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4373-0050-0000

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

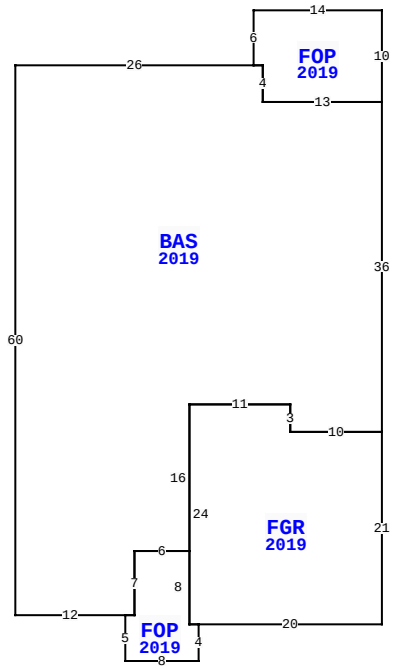
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	2019	1,853	221,036
FGR	474	55	2019	261	31,134
FOP	81	30	2019	24	2,863
FOP	136	30	2019	41	4,891
TOTALS	2,544			2,179	259,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,179	121.7160	121.72	265,228	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1853 HX Base Yr 2020



86591 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		259,923
TOTAL MARKET OB/XF VALUE		3,474
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		313,397
SOH/AGL Deduction		88,643
ASSESSED VALUE		224,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,032
TOTAL JUST VALUE		313,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003959	CO ISSUED	0	04/22/2019
19000757	NEW CONSTR	255,193	01/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/1156	6/13/2019	WD	Q	I	01	258,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FOX STEVEN R & THER						
2249/1444	1/17/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W14 S6 BAS=[YR=2019] W26 S60 E12 FOP=[YR=2019] S5 E8 N4 FGR=[YR=2019] E20 N21 W10 N3 W11 S24 E1$ W1 N8 W6 S7 W1$ E1 N7 E6 N16 E11 S3 E10 N36 W13 N4 W1$ E1 S4 E13 N10$.

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	551.00	SF	6.50	6.50	100	2019	2019	3	97	3,474	

LAND DESCRIPTION

TOTAL OB/XF 3,474

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 04/03/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS